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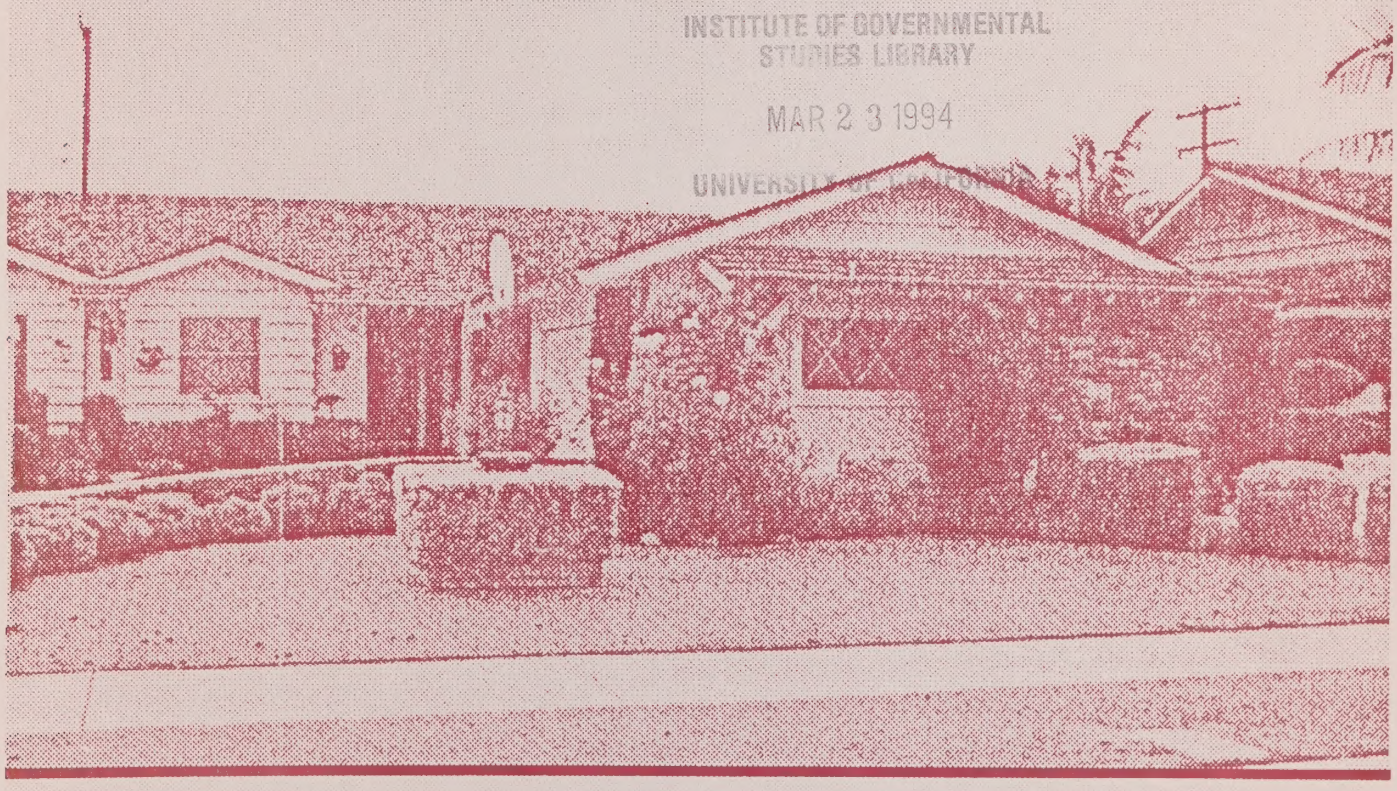

HOUSING
CHAPTER

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HOUSING CHAPTER

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HOUSING

INTRODUCTION

John Downey, Civil War governor of California, was first to begin subdividing the local Spanish ranchos for the first wave of settlement. As the area became settled, agriculture became its primary economic base. In 1878, the new and struggling County of Los Angeles purchased 200 acres to be the home of the county poor farm. Rancho Los Amigos survives today, providing medical and rehabilitation services.

Agriculture ruled the valley until World War II. The growth of surrounding industrial and petroleum areas, with the purchase of Vultee Aircraft by North American Rockwell, moved Downey into the war. North American Rockwell, the home of the Apollo and Space Shuttle programs, then produced aircraft for the war effort.

Forty years later, Downey is again experiencing change. It is now a mature community with established recycling trends that are common in older, established communities. Communities go though cycles. They begin with new homes and buildings occupied by young families with children. As they grow up and leave home, school populations drop. Gradually, parents sell their homes to young heads of households with children, and the cycle begins again.

Downey's population doubled from 12,538 to 29,516 by 1950. The area grew again during the decade of the 1950's as 82,505 persons called Downey home in 1960. Growth slowed, with an increase of only 5,940 persons by 1970. By 1980 the City had lost populations due to the relocation of homes needed for the Century Freeway. Downey's population in 1980 was 82,602. Preliminary estimates from the 1990 Census indicate that Downey's current population is 91,444, an increase of 8,842 since 1980.

Sources: The History of Downey, California, Charles Russell Quinn, 1973; U.S. Census 1980, 1990 (preliminary); State Department of Finance, Downey General Plan (Draft: Land Use Chapter)

HOUSING ISSUES

The maintenance and upkeep of Downey's neighborhoods is our utmost housing concern. Additionally we are concerned about housing stock and quality. The State requires cities to examine needs of special households of elderly, handicapped, female heads of households, low and moderate income families and the overcrowded. This chapter addresses additional issues.

Issue One

Downey's housing stock is reaching an age where preventative maintenance is necessary. In order to keep the City's neighborhoods healthy, comprehensive neighborhood improvement programs are required.

Issue Two

As Southern California becomes increasingly urbanized, pressure grows to preserve the residential character of each neighborhood. Residential areas require protection from encroaching commercial and industrial uses.

Issue Three

City policies should encourage the natural reinvestment that is occurring in rebuilding our residential neighborhoods.

Issue Four

Specific plans are necessary in certain areas where traditional R1 zoning does not fit lot patterns or currently discourages residential revitalization and maintenance.

Issue Five

The high price of housing and lack of available sites makes it difficult for children raised here to own homes here as adults.

Issue Six

The City is realizing that housing can restrain public services, as additional police, fire, utility and city services are required. Retaining Downey's quality services, while minimizing the fiscal impacts of new housing, is a future challenge.

Issue Seven

The redevelopment agency has a limited area where it can exercise eminent domain. This hampers the provision of adequate sties for residential development to scarce vacant parcels, maximizing the density potential of underutilized R-2 and R-3 zoned parcels and mixed use developments.

Issue Eight

The Southern California Association of Governments (SCAG) has set a goal for the City of Downey the construction of 1,705 units in the next five years. City estimates, based on current and projected development trends, vacant land surveys, available site, programs and constraints, reveal the approximately 857 units, or 50% of the RHENA allocation, can be developed within the planning period.

Issue Nine

Downey has significant populations of special needs groups, such as the elderly, female-headed and handicapped households. Future concerns are overcrowded households and homelessness.

Goals, policies and programs develop from current issues as well as previous objectives and policies. Some current goals incorporate what has been learned from objectives of the prior element and were developed from previous objectives; some are the same, and some goals are new.

Goal

Encourage the maintenance and improvement of the existing housing stock.

This goal is similar to Goal #1 in the previous element: "Maintain residential environments that are pleasant, attractive, safe and convenient to necessary community services."

• Issue One

Downey's housing stock is reaching an age where preventative maintenance is necessary. In order to keep the City's neighborhoods healthy, comprehensive neighborhood improvement programs are required. The City has had great success in improving the appearance and livability of many of its housing units through housing rehabilitation and code enforcement programs. Over the previous five-year period, the City directly assisted in the improvement of 528 residential properties. In addition, the City has also provided rebate and loan programs to improve residential properties. Due to their success. the City will continue to offer these and other programs to Downey residents.

Policies

3.1.1 The City shall continue aggressive housing rehabilitation programs.

3.1.2 The City shall continue "proactive" code enforcement programs.

Programs

The City shall:

3.1.1.1 Continue the housing rehabilitation program .

Funding Source: General Fund, CDBG
Responsible Agency: Community Development
Time Frame: Ongoing

3.1.2.1 Consolidate existing property maintenance and neighborhood protection ordinances into one property maintenance ordinance.

Funding Source: General Fund
Responsible Agency: Multi-Departmental
Time Frame: Fall 1993

3.1.2.2 Expand the home beautification awards programs.

Funding Source: Private Funds
Responsible Agency: Community Development, Keep Downey Beautiful
Time Frame: Ongoing

3.1.2.3 As resources permit, Develop neighborhood improvement programs, focussing on neighborhood cleanup, sidewalk repair, installation of street lights and street trees.

Funding Source: General Fund, CDBG, Private Funds
Responsible Agency: Multi-Departmental
Time Frame: Summer 1993

3.1.2.4 In conjunction with the neighborhood improvement programs, develop a neighborhood tool bank whereby the City would loan home improvement funds for those homeowners who have the desire to rehabilitate property but lack the resources.

Funding Source: Private Funds, CDBG
Responsible Agency: Community Development
Time Frame: Summer 1993
Goal: Use by 100 households per year

3.1.2.5 Adopt provision in the Uniform Building Code which improve the appearance, safety and security of apartment housing, both new construction and rehabilitation.

Funding Source: Private Funds, CDBG, General Fund
Responsible Agency: Building Division
Time Frame: Completed - January 1992

3.1.2.6 Require a "Property Maintenance Plan" for all multi-family properties. Require that this maintenance plan be "retro-active" when maintenance problems develop with existing multi family developments.

Funding Source: General Fund
Responsible Agency: Multi-Departmental
Time Frame: Fall 1993

3.1.2.7 Complete the following housing fix-up programs:

	1989	1990	1991	1992	1993	1994
Rebates	25	25	25	25	25	25
Loans	25	25	25	25	25	25
Grant	60	60	60	60	60	60
TOTAL	110	110	110	110	110	110

Funding Source: CDBG, Redevelopment Set-aside Fund
Responsible Agency: Community Development
Time Frame: Ongoing
Goal: 550

3.1.2.8 Expand the graffiti removal program to "proactive" removal.

Funding Source: General Fund, CDBG
Responsible Agency: Multi-Departmental
Time Frame: Ongoing
Goal: 1,000 sites per year

3.1.2.9 Continue staffing for residential code enforcement programs.

Funding Source:	General Fund, CDBG
Responsible Agency:	Multi-Departmental
Time Frame:	Ongoing

3.1.2.10 Develop a policy governing the conversions of mobilehome parks to other uses, with an emphasis on the requirements for conversions impact reports.

Funding Source:	Private Funds
Responsible Agency:	City of Downey, HCD
Time Frame:	Ongoing State Policies

• **Issue Two**

As Southern California becomes increasingly urbanized, pressure grows to preserve the residential character of our neighborhoods. Residential areas require protection from encroaching commercial and industrial uses. Outdated zoning practices and patterns have severely impacted some residential neighborhoods in Downey by allowing the encroachment of strip commercial and industrial uses into the neighborhoods. The City has observed these impacts, and has accordingly provided goals, policies, and programs to analyze and mitigate these effects.

Goal

Protect Downey's housing and neighborhoods.

This is a new goal, similar to the objectives of Goal #1 in the previous element.

Policies

3.2.1 Phase out zone exception cases which have severely impacted residential neighborhoods.

3.2.2 Continue to enforce ordinances which separate residential uses from commercial and office uses.

3.2.3 Preserve the arbitrary setback provision of the code.

Programs

3.2.1.1 Study the problems of strip commercial land uses and their possible conversions to other uses.

Funding Source: General Fund
Responsible Agency: Community Development
Time Frame: Summer 1992

3.2.2.1 Study and revise ordinances protecting residential properties adjacent to industrial and commercial uses.

Funding Source: General Fund
Responsible Agency: Planning Division
Time Frame: Spring 1993

3.2.3.1 Revise the arbitrary setbacks procedure to include Planning Commission determination of single-family streets with prevailing setbacks.

Funding Source:	General Fund
Responsible Agency:	Planning Division
Time Frame:	Current Practice

• **Issue Three**

City policies should encourage the natural reinvestment that is occurring in rebuilding our residential neighborhoods.

Goal

Assist the private sector reinvestment in our neighborhoods.

This is a new goal, similar to objective 3.023 of the previous element, "Support efforts of private lenders to provide alternative financing methods to make home ownership available to a greater number of households.

Policies

3.3.1 Annual surveys should be performed, keeping Downey's application fees in parity with surrounding jurisdictions.

3.3.2 Continue the policy of "thirty day turn around" for residential applications which require public hearings.

3.3.3 Continue the policy of supplemental building plan checking and inspection during periods of increased building activity. Three week first check and one week recheck is ideal. Twenty four hour turn around for inspection is encouraged.

Programs

3.3.1.1 Complete annual planning and building fee surveys.

Funding Source: General Fund
Responsible Agency: Community Development
Time Frame: Annual

3.3.2.1 Monitor planning staffing levels and thirty day (30) turn around for public hearing items.

Funding source: General Fund
Responsible Agency: Community Development
Time Frame: Annual

3.3.3.1 Monitor building inspection and plan checking service levels.

Funding Source: General Fund
Responsible Agency: Community Development
Time Frame: Annual

3.3.3.2 Add contract inspectors and plan checking as necessary.

Funding Source: General Fund
Responsible Agency: Building and Safety Division
Time Frame: As required

3.3.3.3 Review building and development regulations and standards. Modify those if found to be unnecessary or excessive.

Funding Source: General Fund
Responsible Agency: Building and Safety Division
Time Frame: As required

• Issue Four

Specific Plans are necessary in certain areas where traditional R-1 zoning does not fit lot patterns or currently discourages residential revitalization and maintenance. This is a new goal. The City has very little vacant land available. Most of the vacant land is irregularly shaped and difficult to develop using traditional zoning practices. The City has used specific plans in the past to facilitate commercial and industrial development in areas with unusual development constraints. Therefore, the City feels that the specific plan process can be a useful tool for developing sites for residential purposes.

Goal

Provide residential specific plans, which encourage rehabilitation and infill development.

Policies

3.4.1 Residential specific plans should provide specialized development standards for setbacks, lot coverage, garage requirements and property maintenance.

3.4.2 Where possible, residential specific plans should include implementation programs, focussing on funding and incentives encouraging neighborhood improvements.

Programs

3.4.1.1 Survey existing neighborhoods and identify those where zoning conflicts with development patterns. Prioritize these neighborhoods into areas of most need for specific plans.

Funding Source: General Fund
Responsible Agency: Community Development
Time Frame: Ongoing

3.4.2.1 Develop a Downtown specific plan; providing additional housing and mixed use development.

Funding Source: General Fund
Responsible Agency: Planning Division
Time Frame: Summer 1993
Goal: Construction of 300 units

• **Issue Five**

The high price of housing and lack of available site makes it difficult for children raised here to own homes here as adults.

Goal

Increase housing and available sites for all residents.

Goal #5 is a combination of two previous goals, #1 and #6 in the 1987 element: "Maintain residential environments that are pleasant, attractive, safe and convenient to necessary community services", and "Explore utilization of vacated sites for housing."

Policies

3.5.1 Encourage housing developers to work with the local community, including making units available to residents.

3.5.2 Encourage the State to make surplus Caltrans property available to residents.

3.5.3 Continue to enforce ordinance provisions limiting the conversion of apartments to condominiums.

3.5.4 Cooperate with Los Angeles Department of Community Development, Housing and Urban Development and non profit organizations seeking to expand the supply of affordable housing.

3.5.5 Encourage private lenders to provide alternative financing to make home ownership available to a greater number of households.

3.5.6 Support and encourage sweat equity and limited equity housing programs.

Programs

3.5.1.1 Continue to encourage second unit development in designated neighborhoods.

Funding Source:	N/A
Responsible Agency:	Planning Division
Time Frame:	Ongoing
Goal:	80 units

3.5.1.2 Permit factory built housing in all residentially zoned neighborhoods.

Funding Source: N/A
Responsible Agency: Community Development
Time Frame: Completed/Ongoing

3.5.4.1 Continue participation in the Section 8 housing program.

Funding Source: Federal Section 8 Funds
Responsible Agency: Housing Division
Time Frame: Ongoing
Goal: 120-130 households per year

3.5.4.2 Monitor existing assisted housing contracts for expiration. Study the feasibility of City or Agency purchase of assisted housing.

Funding Source: CDBG
Responsible Agency: Housing Division
Time Frame: Ongoing

3.5.5.1 Continue providing support and counseling on fair housing laws and tenant and landlord laws.

Funding Source: CDBG
Responsible Agency: Housing Division
Time Frame: Ongoing

• **Issue Six**

The City is realizing that housing can strain public services, as additional police, fire, utility and city services are required. Retaining Downey's quality services, while minimizing the fiscal impacts of new housing, is a future challenge.

Goals

Continue high levels of services to existing, as well as new residents.

Goal #1 in the previous element discussed this as objective #3.017: "Provide public services to all residents and improvement in provision of public services to neighborhoods lacking in facilities and services."

Policies

3.6.1 Continue policy of keeping development exactions and fees at parity with surrounding cities.

3.6.2 Mitigation measures should be explored and added to projects which do not add substantial costs, either to new residents, or city services.

Programs

3.6.1.1 Monitor development exactions annually

Funding Source:	General Fund
Responsible Agency:	Multi-Departmental
Time Frame:	Annual
Goal:	Maintain parity with other cities

3.6.2.1 Require fiscal analysis for significant new residential developments.

Funding Source:	Private Funds
Responsible Agency:	Multi-Departmental
Time Frame:	Ongoing

3.6.2.2 Continue street lighting and sidewalk improvement districts.

Funding Source:	General Fund
Responsible Agency:	Department of Public Works
Time Frame:	Ongoing

• Issue Seven

The redevelopment agency has limited areas where it can exercise eminent domain. Although this provision hampers the assemblage of sites for residential development, the City will nevertheless investigate uses for money set aside in its low and moderate income housing fund.

Goal

Implement state redevelopment and housing goals, while recognizing the limited authority of the agency.

Policies

3.7.1 Continue the 20% housing set aside for low and moderate income families.

3.7.2 Require developers to address housing relocation and replacement issues early in the project development and approval process.

3.7.3 Encourage the redevelopment agency, when assisting in public housing, to participate in rent limitation agreements.

Programs

3.7.1.1 Monitor the low and moderate income housing fund.

Funding Source:	Redevelopment Projects
Responsible Agency:	Community Development/Redevelopment Agency
Time Frame:	Ongoing

3.7.2.1 Assist private developers in providing affordable housing.

Funding Source:	Housing Fund, CDBG
Responsible Agency:	Community Development/Redevelopment Agency
Time Frame:	Evaluate as requested

3.7.3.1 Develop projects which use the low and moderate income housing fund to replace and rehabilitate housing units.

Funding Source:	Housing Fund, CDBG
Responsible Agency:	Community Development/Redevelopment Agency
Time Frame:	Evaluate as requested
Goal:	Rehabilitation of 45 units per year (225 over five years)

• **Issue Eight**

The Southern California Association of Governments (SCAG) has indicated that Downey should set a goal of 1,705 new units during the RHENA five year period. City estimates, based upon real development trends, vacant land, available sites, programs and constraints, anticipate that approximately 857 units can be achieved during this period. This would represent a 50 percent achievement ratio.

Goal

Provide adequate sites and housing to meet the community's housing goals.

This goal was developed from previous objectives in the 1987 element which encouraged the rezoning of property for residential uses where appropriate and encouraged new construction methods, materials and housing types.

Policies

3.8.1 Through density bonuses and fee reductions, encourage affordable housing in planned developments.

3.8.2 Prohibit housing development on land which is environmentally unsuitable.

3.8.3 Continue to work with FEMA to modify the preliminary flooding map. Encourage FEMA to adopt the lowest insurance rates possible.

Programs

3.8.1.1 Continue to encourage infill development. Infill surveys have identified that 150 units can be constructed.

Funding Source:	Private Funds
Responsible Agency:	Planning Division
Time Frame:	Ongoing
Goal:	Construction of 150 units over the planning period

3.8.1.2 Continue to subsidize water system improvements through system wide user fees.

Funding Source:	General Fund
Responsible Agency:	Department of Public Works/Water Division
Time Frame:	Ongoing

3.8.1.3 Continue annual monitoring of development exactions and City fees.

Funding Source:	General Fund
Responsible Agency:	Multi-Departmental
Time Frame:	Annual
Goal:	Parity with surrounding cities

3.8.1.4 Continue to permit senior housing in the hospital medical arts zone and the historic downtown area.

Funding Source:	General Fund
Responsible Agency:	Planning Division
Time Frame:	Ongoing
Goal:	250-300 units

3.8.1.5 Develop a specific plan for the historic downtown area to include a potential of 250 additional residential units.

Funding Source:	General Fund
Responsible Agency:	Community Development
Time Frame:	Summer 1993
Goal:	Provision for and construction of approximately 300 units.

3.8.3.1 Develop City flood standards, examining low cost alternatives which meet FEMA requirements.

Funding Source:	General Fund
Responsible Agency:	Multi-Departmental
Time Frame:	Spring 1993

• **Issue Nine**

Downey has significant populations of special need groups, such as the elderly, female-headed and handicapped households. Homelessness is a growing concern, as is over crowding.

Goal

Encourage housing opportunities for all households, regardless of race, sex, national origin, physical or marital status.

This is the same as Goal #5 in the previous element: "Continue to provide housing opportunities for all, regardless of race, color, religion, sex, age, or physical disability."

Policies

3.9.1 Encourage the use of barrier-free architecture in new housing developments.

3.9.2 Encourage the construction of senior housing.

3.9.3 Support local, non-profit agencies that serve the homeless.

3.9.4 Support fair housing legislation.

3.9.5 Support legislation in Congress to make prepayment of HUD loans more difficult.

3.9.6 Encourage non-profit groups to purchase the 62 unit federally assisted project if the present owners chose to prepay the HUD loan.

Programs

3.9.1.1 Work with community service and church groups to form an "assistance squad" to help seniors and the handicapped with simpler maintenance chores around their homes.

Funding Source:	Private Funds, CDBG
Responsible Agency:	Community Development/Keep Downey Beautiful
Time Frame:	Ongoing

3.9.1.2 Continue loan program to remove architectural barriers.

Funding Sources:	CDBG
Responsible Agency:	Community Development
Time Frame:	Ongoing
Goal:	As needed within 45 annual rehabilitation goal

3.9.2.1 Continue the current senior paint and fix-up program, which includes architectural barrier removal.

Funding Source:	CDBG
Responsible Agency:	Community Development
Time Frame:	Ongoing
Goal:	110 per year for all home improvement programs

3.9.3.1 Continue grants to the Rio Hondo Temporary Home in Norwalk.

Funding Source:	General Fund, CDBG, Housing Fund
Responsible Agency:	Multi-Departmental
Time Frame:	Ongoing
Goal:	Maintain subsidy of 6% of operating budget

3.9.3.2 Compile information and referral list of organizations that can assist the homeless. This list will be made available through the City's housing office and police department.

Funding Source:	CDBG
Responsible Agency:	Planning Division/Housing Division
Time Frame:	Ongoing

3.9.4.1 Utilize available Federal and State programs and nonprofit corporations, who fund rehabilitation and development of residential projects for low and moderate income households.

Funding Source:	Housing Fund
Responsible Agency:	Community Development
Time Frame:	Ongoing
Goal:	Participate on a case by case basis

3.9.4.2 Continue to enforce state and federal anti-discrimination laws.

Funding Source:	CDBG
Responsible Agency:	Housing Division
Time Frame:	Ongoing

PUBLIC PARTICIPATION

Downey has chosen to structure public participation in several ways. General Plan housing issues were developed in a series of interviews with key decisionmakers, both inside and outside City Hall. These interviews included members of the development community. Housing issues were also discussed in a series of neighborhood workshops within the block grant target areas. After completion of the draft element, six public hearings were held before the Planning Commission and two before the City Council. Notices regarding public meetings were posted in the local library and in City Hall. A draft copy of the element was available to the public at the Apollo Park Community Center, where the City's Housing Division is located. In addition, local newspapers (Long Beach Press Telegram, The Downey Herald American, and The Downey News Tribune) ran descriptive articles prior to the elements adoption by the City Council. The Downey News Tribune published all notices for public hearings.

Public hearings for the updated housing element will be structured similarly. A draft element was sent to HCD in May 1991. The City received comments from HCD on June 21, 1992 and incorporated these comments into the updated element. The updated element will be introduced before the Planning Commission at meetings held in February of 1992. All public hearings will be noticed and advertised in accordance with all provisions of the Government Code relating to adequate public notice. Once the Planning Commission makes a recommendation for adoption of the updated element, i twill be introduced to the City Council at a subsequent meeting for adoption.

1990 CENSUS - GENERAL PLAN UPDATES AND CONSISTENCY

The State of California requires that each City's General Plan include a housing element to be updated periodically. This element represents the City's attempt to provide a guide for it's future housing policies. It is also intended to meet State housing objectives as described in Article 10.6 of the State of California Government Code and the Statewide Housing Plan (October, 1990).

Some results of the 1990 Census are available in 1991. The State Legislature has also included additional requirements in a series of bills passed during the 1990 legislative session. Housing and population information used in this update is based on available 1990 Census date and the 1980 Census, adjusted with State Department of Finance projections. Estimated figures in the "Special Needs" section were obtained from projections based on the Department of Finance information. Additional information was obtained from land use surveys completed in October of 1990.

Subsequent updating of this chapter is required as Downey completes comprehensive revisions to the General Plan. This revision process began in 1989, examining utility, safety and environmental chapters. This process will conclude with the adoption of the revised land use, transportation, open space and other remaining chapters in early 1992. Internal consistency will be evaluated as the elements are developed and adopted.

I. ASSESSMENT OF EXISTING HOUSING NEEDS

Number of Existing Households and Housing Units

Downey's housing growth has declined and slowed dramatically during the past twenty years. The following chart indicates these trends.

EXISTING POPULATION AND HOUSING UNITS IN DOWNEY

Population	1970	1980	1990
	88,445	82,581	91,444
Average Household size		2.5	2.7
Housing Units			
SF Detached		20,438	19,987
SF Attached		374	1,386
2-4 Units		1,161	1,390
5 or More		11,466	11,076
Mobile Homes		228	481
Total Units		33,667	34,302

Source: 1970, 1980, 1990 Census; State Department of Finance; City of Downey Building Division.

In contrast to the decade of the 1950's, Downey saw only a slight population increase between 1960 and 1970; 5,940 persons or approximately 7 percent. This nominal increase indicates a maturing City.

Downey uncharacteristically lost population between 1970 and 1980; approximately 5,864 persons. Out migration accounted for much of the loss, as children reaching adulthood moved, searching for employment and housing. Removal of over 340 homes and apartments for construction of the Century Freeway (I-105) also contributed to this decline in population.

The City grew slightly from 1980 to 1990. Current population statistics indicate that Downey's population has grown by 8,863 persons, from 82,581 to 91,444. The average

household size also increased from approximately 2.5 in 1980 to 2.7 in 1990. This can be attributed to younger families replacing "empty nesters", illegal conversions, and room additions for extended family members.

Downey provides significant housing for the region. Its' 34,302 units represents a diversity of single and multi-family housing. Downey is primarily a city of single family detached homes. Approximately 61%, or 19,987 units, are single family detached homes. This represents a decrease of 451 units from the number of detached homes existing in 1980, as many single family detached units have been replaced by more affordable attached condominium developments.

In helping meet the region's housing needs, Downey also provides a significant number of multi-family housing units. Approximately 36 percent of the total units are duplexes and apartments. As previously mentioned, Downey also has an increasing number of condominium units.

Data provided by the State Department of Finance in 1980 and 1990 indicate that there has been an increase in the number of mobilehomes in the City (228 in 1980; 481 in 1990). The majority of this increase can be explained by the Census and Department of Finance adding units previously classified as "other" to the total for mobilehomes (see appendix).

Affordability: Level of Payment and Ability to Pay

The following tables and maps indicate income distribution by census tracts. The 1980 Census shows a median household income of $20,191, closely approximating the national median. Household's in Downey's northern area earned the highest median incomes. At the bottom of the annual income scale are the census tracts in Downey's southern section. These same neighborhoods are target areas for City housing rehabilitation and neighborhood improvement programs.

Five of Downey's census tracts are ranked less than $18,000 in annual household income. These figures overstate the case. Tract 5516 is located entirely within the Rancho Los Amigos Hospital. This County-run hospital serves as temporary housing for hundreds of patients with long term disabilities and extended rehabilitation programs. Closer examination of Tract 5513 indicates that several large senior citizen housing complexes are also located there. These factors help account for some of the City's lower income households.

Providing affordable housing is a statewide issue that cuts across all income levels. The median house price in California in 1970 was $24,300. The median price in 1988 was $165,000 an increase of 580%. During this same period, median incomes in California rose 234%, from $10,828 to $36,200 in 1987. It is estimated that currently only 26% of California's households can afford the median priced home.

Housing Expenditures As Percentage of Income - 1980

In general, a low income household should not pay more than 25 to 30 percent of its income for shelter. However, overpayment by owners is not considered as serious as overpayment by renters. The following tables and maps illustrate that in 1980 over 7,364 renter households in 1980 were paying over 25 percent of their income for a place to live. These households need help with paying for housing. Data from the 1990 Census is not available, however it is anticipated that this number has not declined.

Sources: California Association of Realtors, California's Housing Crises: The American Dream Deferred, 1989; 1980 Federal Census

Median Income and Median Housing Costs

Federal standards suggest that a household can afford to buy a home worth up to three times is yearly income. Under this guideline, a household earning the 1980 median income ($20,191) could afford a home priced at $68,000.

Current estimates placed median income in Downey at $32,400, which equates into a home price of $108,000. Recent housing surveys indicated the median house price in Los Angeles County is $189,600. Although no median figures exist for Downey, it is estimated that the median house price is significantly higher than the county median. Within Downey, however, there is a great fluctuation in housing costs around the median.

Source: Downey Board of Realtors; California Association of Realtors.

RHAM Performance and Housing Needs

The Southern California Association of Governments (SCAG) forecast 1,076 units for Downey as part of the Regional Housing Allocation Model (RHAM). This housing allocation was mandated by the State of California, covering a five year period from 1983 to 1987. SCAG predicted that the City should add 169 very low income, 204 low income, 205 moderate income, and 489 upper income units. However, this mathematical model did not take into account Downey's loss of units due to construction of the Century Freeway. In addition, the model did not anticipate the artificial housing economy created by court-ordered housing replacement programs, therefore the actual construction figures are somewhat less.

RHAM ALLOCATION

1983 to 1987

RHAM Allocation	Units	Annual Family Income*
16% Very Low Income	169	(Less than 19,950)
19% Low Income	205	(between $19,950 and $38,000)
19% Moderate Income	204	(between $38,000 and $45,600)
46% High Income	489	(over $45,600)

*Based on a family of four.

Source: State Department of Housing and Community Development; SCAG

The artificial economies created by the construction of the Century Freeway partially explain the construction of 635 units during the 1980's. This figure represents sixty (60%) of the RHAM allocation in total units for 1983 to 1987. Detailed income breakdowns are still not available from the 1990 Census, however it is anticipated that these additional units should prove to be of the affordable type since a majority of these are increases in the 2-4 Unit category and Single Family Attached Unit (Condominium) category.

II. SPECIAL NEEDS

Section 65583(a) of the California Government Code requires an analysis of special housing needs in the community. This section will address the special needs of the handicapped, elderly, female-headed, farm workers, families and persons in need of emergency shelter, large families and overcrowded households. 1990 estimates of the special needs population were obtained by using the same percentage of special needs to the general population as existed in 1980 and applying that percentage to the preliminary 1990 Census figures for population and housing.

Handicapped

The City estimates that over 5,212 handicapped persons resided in Downey in 1990, or 5.7% of the total population. Handicapped includes all those having a work or housework disability. Some of these disabilities will not necessitate modifications to the housing, but many will. Because of their disability, 3,569 of these handicapped persons were prevented from working. Handicapped persons represent a unique segment of the community since they may require specialized accommodations in public facilities and housing. Accessibility is a primary concern for the handicapped, as seemingly minor changes in elevation, such as curb or step, can present an unsurmountable barrier to a person confined to a wheelchair.

Elderly

Of the City's estimated 91,444 residents in 1990, 16,385 were 60 years of age or older, which represents 17.9% of the total population. Many elderly households live on fixed incomes. Rising housing cost can create serious housing problems. Many elderly households are likely to need assistance with home maintenance problems and are also likely to be disabled in some way.

Female Headed Households

The number of female-headed households in Downey in 1990 is estimated to be 3,071 which accounts for 9.3% of total households. Most of these are single parent households, women with children. The remaining households, women without children, are likely to be impoverished elderly women living alone. Women with children may experience particular difficulty in obtaining suitable housing within their ability to pay.

Farm Workers

The 1980 Census did not list farm workers as a separate category of worker; they were included with "farming, forestry, and fishing". The City estimates that approximately 260 farm workers were living in Downey in 1990. This figure represents approximately .30% of the population.

The loss of the agriculture base in Downey has left few agricultural jobs in the City. Farm workers identified in the census are most likely employed by local strawberry farms located near the San Gabriel River, by ornamental nurseries within the city, or other nurseries using the Department of Water and Power and Southern California Edison rights-of-way.

Families and Persons In Need of Emergency Shelter

There is no precise census data about homelessness in Downey. Families in need of emergency shelter in Downey are referred to the Rio Hondo Temporary Home in Norwalk. The home serves an average of 130 persons per day. The City has been informed by the shelter that approximately 8% or 10 persons of the 130 are from Downey. The home places an emphasis on short term shelter and services for families with children. The City of Downey's financial contribution to the home is approximately 6% of the home's annual budget. Single persons are referred to the Salvation Army facilities in Huntington Park. There were no precise figures available on the number of persons from Downey who received shelter from the Salvation Army.

The Downey Police Department, through drive-by surveys conducted in August and September of 1989, estimate that on an average night, there are approximately 0 to 12 homeless persons observed in Downey. Police Department surveys also indicate that some of the persons observed may be double-counted in neighboring localities. Any homeless person observed in Downey may be referred to either the Rio Hondo Home or The Salvation Army facility. At the present time, the Rio Hondo Home and The Salvation Army can adequately provide services for any homeless person in need of shelter in Downey. For families or persons in need of temporary assistance, each fire station is also stocked with available food.

Large Families and Overcrowding

The City estimates that there were 3,136 large families in Downey in 1990. Large families are those containing five or more persons. They comprise 9.5% of the total households. Special households such as large families are a concern because special housing types are needed to accommodate them. For example, large families need larger homes or overcrowding results.

According to the U.S. Census Bureau a housing unit is considered "overcrowded" when the unit is occupied by more than one person per room. In 1990, 1,680 dwelling units were estimated to be overcrowded. This represents 4.9% of total units in Downey. Overcrowding ;reflects the financial inability of households to buy or rent housing units having enough space for their needs. The City has a number of housing programs designed to address the above listed needs. These programs are detailed further in this chapter, but consist of housing rehabilitation and Section 8 rental assistance. The City also maintains housing counseling, deferred loan programs for low income families and seniors and the senior paint and fix up program. Community Block Grant Funds have been used for handicapped barrier removal in streets, sidewalks, parks and community facilities.

III. HOUSING STOCK CONDITION

Units Needing Replacement

Replacement units have been identified by historic demolition records. During the 1980 to 1988 period there were 64 units relocated out of the City. Building Division records also indicated demolition of 539 single family homes and 18 units of apartment housing.

The relocations were a result of the construction of the Century Freeway (I-105). Records document that 356 single family homes were lost to freeway construction. Much of the clearing for freeway construction ended in 1983.

UNITS DEMOLISHED (1984 to 1991)

Year	1984	1985	1986	1987	1988	1989	1990	1991
Single Family	33	35	40	27	40	48	30	24
2 to 4 Units	0	0	6	2	6	0	0	0
5 or More	0	0	0	0	0	0	0	0
Totals	33	35	46	29	46	48	30	24

During the 1984 to 1991 period demolitions averaged 36 per year. Anticipated trends equal this performance as our older neighborhoods recycle. This translates into an estimated loss of 174 units during the 1989 to 1994 planning period.

Units Needing Rehabilitation

The City prepared estimates for rehabilitation relying upon the 1980 Census and Housing Assistance Plan (HUD - 1985). Approximately 2.8% of our total housing stock, or 960, units were classified as substandard and suitable for rehabilitation. This represents 413 owner occupied units and 547 rented dwellings. As with replacement trends, rehabilitation trends are anticipated to be similar during the planning period.

Owner and Renter Occupied Units

The following map and tables illustrate the balance between owners and renters. Census records in 1990 documented that 50.5%, or 17,324 units, were owner occupied. These same records indicate that 45.7%, or 15,689 units, were occupied by renters. Since 61% of our homes are single family and 38% are apartments, eight percent (8%) of homes are renter occupied.

Public Assisted Housing

It is estimated that 260 to 300 Downey households are provided with rental assistance through Los Angeles County, State and Federal programs. The County program provides rental assistance to low income households. The State and Federal programs provide units with rent levels affordable to households with income levels below 120% of median levels. There is one federally assisted housing projects in danger of converting into market rate development in 1995, however the City has not been informed or received notice that the owners intend to do so.

The number of assisted units are as follows:

Second 8 Rentals	160-200 units
Federal Section 236*	62 units
State Freeway Replacement**	41 units

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* This 62 unit project has federal contracts which are due to expire in 2114; however the owners have the option to prepay the mortgage in 1995. If the owners exercised that option, they could revert to market rentals and Section 236 would not be in effect. There is a movement in Congress to pass legislation making prepayment more difficult.

** This 41 unit project is currently under construction. The State is anticipating the contract term will be 30 years.

Mobilehome Parks

The City has five functioning mobilehome parks. Department of Finance records indicate that 481 mobilehome spaces are available within these parks, however City survey's reveal that approximately 193 spaces exist within the City. These are located in traditional trailer parks, approved by Los Angeles County immediately after World War II. As explained in the 1990 Department of Finance reports, the Census Department also counted numerous units which they previously classified as "Other" in the totals for mobilehomes.

Since 1976 the City has lost two parks, one with 14 spaces and one with 30 spaces. The 30 space park, Paramount Trailer, is being replaced with a 103 room senior citizen complex, and the trailer residents are being relocated. Two of the mobilehome parks are zoned commercial and three are zoned manufacturing. The zoning reflects current general plan land uses.

MOBILEHOME PARK INVENTORY

Mobile Home Park	No. of Spaces	Zoning	General Plan
A. Downey Trailer Park	15	C-2	Commercial
B. Ace Trailer Park	62	M-1	Light Manufacturing
C. Sun Trailer Park	26	C-2	Commercial
D. Orange Grove Trailer Park	49	M-1	Los Density Residential
E. Tri-City Mobile Lodge	41	M-1	Commercial
TOTAL	193		

Downey's trailer parks are currently identified for other land uses. Their zoning designations are as a result of surrounding manufacturing and commercial zones. Many of these parks operate under conditional use permits, which temporarily permitted the coaches after World War II.

These coaches may also be identified as substandard housing in the housing assistance plan. Additional State regulations preclude relocation of older coaches, due to safety concerns. Eventual phase out of the trailer parks should be accomplished under State established relocation and replacement guidelines and the policies and programs of this chapter.

IV. ASSESSMENT OF FUTURE HOUSING NEEDS

Downey's future housing needs are based in part on constraints of available land and suitable sites. Other constraints include federal flood regulations, the price of land and construction costs. Downey is listed in the Long Beach statistical area for record keeping. Due to its location at the far north end of the SMSA, Downey has grown slower in all trends than cities closer to Long Beach.

Sites to Facilitate A Variety of Housing Types

The City has a variety of sites and zoning designations to accommodate a variety of housing types. For example, single family housing is developed within the R-1 zone designation; R-2, R-3 and R-1-Second Unit Development areas can accommodate rental housing; and senior citizen housing can be developed in the hospital medical arts zone, portions of the C-3 (Central Business District) zone and the R-3 (Multi-Family) zone. The City's revised General Plan, currently in the process of being adopted, will permit mixed-use developments at higher densities in designated Specific Plan areas. In addition, the City permits manufactured housing on single-family lots so long as these are placed on fixed foundation systems, in accordance with State-mandated legislation (Chapters 1571 and 1572, Statutes of 1988). The City has had one such development since this provision was enacted.

The following tables identify the City's current land uses and proposed land use under the revised 2010 General Plan:

1990 Land Use Inventory

Land Use Category	# of Acres	% of Total
Residential:	3798	63%
Single Family	3256	54
Two Family	112	2
Multiple-Family	430	7
Commercial:	574	9
Office	118	2
Retail	456	7
Industrial:	529	9
Manufacturing	529	
Open Space	568	9%
Schools	308	5%
Public	184	3%
Other (inc. vacant)	110	2%
Total # Acres	6071	100%

TABLE 1-3

Proposed Land Use 2010

General Plan 2010	Acres	% of Total
Residential	3764	62%
Low Density	3280	54
Low/Med	114	2
Medium	370	6
Commercial	516	8
Office	167	3
Neighborhood	100	2
Commercial	249	4
Industrial	372	6
Manufacture	226	4
Commercial/Manu	146	2
Open Space	568	9
Schools	308	5
Public	184	3
Mixed Use	359	6
Total	6071	100%

General Plan and Zoning Designations

Downey's general plan land use element contains a range of permitted densities. Low Density Residential (LDR) is typified by single family homes, on lots ranging from 5,000 to 10,000 square feet in size. Medium Density Residential (MDR) is typified by duplexes. High Density Residential (HDR) contains apartments and condominiums. In addition, the City's Revised General Plan identifies two areas for mixed use development where densities have been approximated to be at 24 dwelling units to the acre.

GENERAL PLAN AND ZONING COMPARISONS

Density Category	Dwelling Units Per Gross Acre	Comparable Zoning District
Low	4.4	R1 10,000
	5.8	R1 7,500
		R1 8,500
	7.3	R1 6,000
	8.7	R1 5,000
Medium	17.4	R2 2,500
High	22/24	R3 1,980/1,815*
Mixed Use	24	(Designated Specific Plan Areas)

* The 1,815 density factor is used for parcels greater than 15,000 square feet in size as a density bonus.

Vacant Land Inventory

The Planning Division completed a vacant land survey in June of 1989. This indicated less than one percent of Downey vacant. Approximately 13.36 acres of residential land is available, with 8.84 vacant acres owned by Caltrans. This will result in 109 units under current zoning and general plan densities. The survey also indicated 44.83 acres of commercial and industrial land available for development.

VACANT LAND INVENTORY

Zoning	General Plan	Acres	Potential Units
R1 5,000	LDR	1.17	10
R1 7,500	LDR	7.76	42
R1 10,000	LDR	2.20	9
R2	MDR	.50	12
R3	MDR	1.73	36
C1/CP	Commercial	.66	
C2	Commercial	.36	
C3	Commercial	2.29	
M1	Industrial	1.72	
M2	Industrial	0	
H-MA	Office/Prof.	0	
Specific Plan 88-1	Industrial	39.8	
Totals		58.19	109

The largest vacant landholders in the City are the County of Los Angeles and Caltrans. Los Angeles County has been consolidating the Rancho Los Amigos Hospital, constructing new facilities north of Imperial Highway. The surplus property is planned a light manufacturing business park.

Caltrans Surplus - Freeway Replacement Housing Program

Recent surveys documented 8.84 vacant acres owned by Caltrans. All of these are located in designated R1-5000 (Single Family Residential) zones. On this acreage, approximately thirty-one (31) units can be constructed. These properties are excess parcels left-over from the construction of the Century Freeway (I-105). Many of these properties are slivers, land-locked, or too small to develop. Caltrans is completing the court ordered replacement housing program. This program skewed real housing construction trends in Downey from 1984 to 1989.

The largest Caltrans vacant property is 1.94 acres. It is currently zoned R1-5000, however due to its narrow size it will be difficult to develop. However, the City will consider a planned unit development that may result in a potential for 15 new units.

CALTRANS SURPLUS PROPERTY

General Plan	Zoning	Acres	Potential Units
Low Density	R1-5,000	4.76	31
High Density	R-3	1.44	0
Commercial	C-2	1.20	0
Industrial	M-2	1.44	0
Totals		8.84	31

City Surplus Land

The City has one piece of surplus land. It is a triangularly shaped lot of approximately 7,300 square feet in area, zoned R1-6000. Its General Plan designation is Low Density Residential. It was acquired as a part of Rio San Gabriel Park, and is separated from the rest of the park property by the extension of Ardine Street. This property is currently used for parking by local residents. Since the County of Los Angeles has indicated it is reluctant to give up its reversionary interest in the site, the City has no plans to sell it at this time.

Unsworth School Site

Three large school sites have been recycled to housing uses in the past. These included Downey Elementary School, Meadow Park Elementary School and Rives Elementary School. In the mid-1970's, the Downey Unified School District declared the Unsworth School as excess property. The 10.5 acre property is zoned R1-5000 and the General Plan designation is Public School. The range of units permitted under the City's residential zoning classification are:

Zoning	Density Permitted (gross)	Potential (net)
R1-5000	8.7 units/acre	62 units *
R-2	17.4 units/acre	182 units
R-3	24 units/acre	252 units

* Approximately 30% of the site would be developed for public rights-of-way and public and private road purposes.

Unfortunately, infrastructure constraints such as circulation, water, drainage, fire protection and the current land use and zoning classification, limit the development of the site to single family use (8.7 units/acre).

Senior Citizen Housing

More than 6,000 Americans per day reach the age of 65. Housing developments designed for senior citizens have become popular in recent years among developers and among older Americans. Three senior complexes with autonomous units designed for independent living were built in Downey between 1986 and 1991. Downey is also home to several traditional "assisted care" facilities for seniors, which are governed by state regulations as well as special requirements of Downey Municipal Code. The City's zoning ordinances allows senior housing--both rentals and condominiums--in multiple-family, commercial, and hospital-medical arts zones with a conditional use permit.

EXISTING INDEPENDENT-LIVING SENIOR HOUSING IN DOWNEY

Name	Address	Number of Units	Units per Acre	Parking Spaces/Unit	Year Constructed
Regent Terrace	11410 Dolan	127	77	1.00	1986
Brookshire Manor	11414 Brookshire	116	84	1.02	1991
Aspen Place	12532 Paramount	103	75	1.03	1991
	TOTAL UNITS	346			

There is a desire on the part of Downey residents and the City Council that standards be established to ensure consistency between independent-living senior citizen housing developments. Such standards, addressing such concerns as density, mass, and required amenities, may be incorporated in the zoning provisions of the Downey Municipal Code. Other cities in Southern California including Anaheim, Beverly Hills, Claremont, Huntington Beach, San Dimas, and West Covina have adopted such standards.

Senior citizens have different housing needs than other populations. According to recent studies, senior citizen choose where to live based on three factors: availability of social interaction, safety, and housing quality. Areas in which residents can congregate are more important for senior housing than in standard multiple-family developments. Proximity to transportation, shopping, and medical services is also important. A successful project may operate with fewer parking spaces.

In Downey, the Downtown area bounded by Paramount Boulevard on the west, Fifth Street on the north, Brookshire Avenue on the east, and the railroad on the south is best suited to meeting these needs. The area zoned for Hospital/Medical Arts, immediately south of the Downtown, is also well-suited to senior housing. Within these area, seniors have access to City Hall, Downey City Library, Downey Community Hospital and nearby medical offices, grocery shopping, restaurants, retail, and bus lines that travel Firestone and Paramount Boulevards. Development standards should

encourage construction of senior citizen housing in these areas. Senior housing Downtown may also provide a customer base for businesses there and contribute to Downtown's revitalization.

State law requires density bonuses be available for senior citizen housing in other residential zones, particularly multiple-family zones. The Downey Municipal Code may be revised to comply with this law, allowing the required 25% density bonus for projects that meet other senior citizen housing requirements. This would produce a maximum density in the R-3 zone of 30 units per acre--significantly less than the density of projects approved previously. The permitted density in the Downtown and Hospital/Medical Arts zone may be set higher, to encourage senior development there rather than in multi-family zones, where access to services might be less.

Because senior housing developments may significantly affect the properties and neighborhoods around them, they should be evaluated on a case-by-case basis by the Planning Commission. A conditional use permit should be required for every senior citizen housing development. To assist the Planning Commission and City Council in reviewing a project, applicants should be required to submit an independently-prepared, site-specific market study that notes existing senior complexes in Downey and surrounding communities and demonstrates the need for senior citizen housing in Downey and at the proposed location for the life of the project (30 to 40 years).

The needs of older residents of Downey and the surrounding area may best be served if the following standards are applied to senior citizen housing developments:

SENIOR CITIZEN HOUSING DEVELOPMENT STANDARDS	
FEATURE	STANDARD
Zones Where Permitted	H-M, C-3 (Downtown Only), R-3
Density	50 units/acre in H-M and C-3 zones 30 units/acre in R-3 zones
Planning Actions Required	Conditional Use Permit Required Design Review Required
Parking	1 covered space per unit; plus 1 guest space for every four units; plus 1 space per employee on the major shift; plus 2 spaces for any manager's unit; plus 1 loading space minimum
Open Space	200 square feet per unit, plus 1000 square feet minimum per development
Minimum Unit Size	Studio: 550 sq. ft. (max 10% of total units) One bedroom: 600 sq. ft. Two bedroom: 750 sq. ft. Three bedroom: None permitted 100 sq. ft. reduction permitted for developments with congregate dining facilities
Occupancy	62 years and older (55 years and older if a project has 150 units or more). Downey residents given first option of occupancy
Market Study	Required with CUP application
Setbacks, Lot Coverage, Building Separation, Height	Same setbacks/separation as for R-3 zone, 15' rear yard setback, 60% max. lot coverage, 4 story maximum height
Personal storage areas	100 cubic feet minimum per unit
Structural Mass	180' maximum building facades. Facade offsets and varied roof heights and slopes required.

LEGEND

● ESTABLISHED SECOND UNIT DEVELOPMENT AREAS

ALL LOCATIONS ARE APPROXIMATE. FOR AREA DETAILS CONTACT DOWNEY PLANNING DIVISION

SOURCE: City of Downey

SECOND UNIT DEVELOPMENT AREAS

EXHIBIT III-1

HOUSING CHAPTER

Not to scale.

DOWNEY GENERAL PLAN

Vision 2010

Second Unit Development Areas

The City of Downey permits second units on existing residential lots, continuing a practice established prior to incorporation. The City has twenty-three plot plan districts. These historic second units provide additional rental housing, in the single family detached setting preferred by the community.

Recent plot plan studies indicate that over 450 additional second units can be anticipated at maximum buildout of second unit areas. The City Council recently protected the plot plan process. The Council cited concerns that eliminating plot plans would create hundreds of non-conforming properties and violate the rights of property owners in plot plan neighborhoods who had not yet constructed a second unit. These arguments led the Council to reject a proposed moratorium.

The City has revised its plot plan procedures, bringing them into conformance with Section 65852.2 of the California Government Code. These provisions permit second units to be considered as a public hearing item. Second unit development laws allow the City to impose development standards, such as setbacks, parking, height, lot coverage, maximum size and architecture when the Planning Commission review second units. The City is also concerned about continued property maintenance of second units and rehabilitation of the existing plot plan unit.

Appendix A contains maps of all second unit areas, with existing plot plan developments highlighted. Future second unit developments shall be within the boundaries of existing designated areas, as shown on the maps. New or expanded areas must be reviewed and approved by the Planning Commission.

The Planning Commission shall consider an ordinance for second unit development standards:

- Roll back "plot plan" designations for three areas:
  Santa Gertrudes Road, So. of the 5 Freeway
  True Avenue, So. of Telegraph Road;
  10th Street, between Brookshire and Bellman

- Rename "plot plan" areas "second unit development" areas

- Require public hearings for all proposed second units

- Driveways and parking aprons in second unit developments shall contain pavers or other material to break long expanses of concrete.

- All residences on a property shall be similar in color, material and style of architecture.

- Landscaping, with automatic sprinklers, is required for all second unit developments.

- Conditions, Covenants and Restrictions, containing permanent maintenance and upkeep of property provisions, shall be reviewed and approved by the Planning Division.

Mixed Use Developments

Most zoning codes, including Downey's, segregate land uses. Typically, residential uses are clustered together with no commercial or industrial uses among them. Mixed use developments attempt to cluster differing land uses in the same area or building. In a mixed use project the components must support each other and establish an identity for the area. The City of Downey's Land Use Diagram has identified two areas for mixed use development. One area is the historic downtown where residential and commercial uses are recommended. This area is currently commercially underutilized and needs the support of residential development to compete with the City's other major shopping district, the Stonewood Mall.

Downtown Area

The Downtown area comprises approximately 107 acres, and currently contains approximately 500 residential units. It is anticipated that 30% of the downtown area will be set-aside for mixed use development. The City has conducted various market studies for this area that have determined that a residential density of approximately 24 units to the acre is needed to support the commercial portions of any proposed specific plan for this area. A policy requiring development of a specific plan has been included in this element and the revised land use chapter (Program 3.4.2.1). Approximately 800 units or 300 net units can be developed if the proposed specific plan is fully implemented. Further, given the proposed density allocations, a large portion of these units can be anticipated to be for low and moderate income buyers and renters.

Rockwell Site

The second area designated for mixed use development is the Rockwell/L.A. County Site. The site is well over 200 acres in size in the geographic center of the City. The Rockwell facility and the County facilities are currently operational, therefore the City does not anticipate these being developed during the planning period. However, once the specific plan is implemented for this area, approximately 696 units can be anticipated on a maximum of 11% of the total site area.

The following table shows the number of units that can be developed within each specific plan area:

*Mixed Use	Density	# of Acres in 2010	Max. No. of Units
Downtown	24 units/acre	33.3 (30% of site)	800**
Rockwell	24 units/acre	29 (4%-11% of site)	696

* The mixed use figures are conceptual only; actual acreage and densities will be determined when the specific plans for these areas are written.

** This figure represents a conceptual total assuming that the Downtown areas are developed in accordance with the specific plan. Since approximately 500 units currently exist within the Downtown area, it is anticipated that some of these units will be removed and recycled within individual mixed use projects.

V. AVAILABLE SITES TO ACCOMMODATE THE HOUSING NEED

Since Downey was primarily developed prior to 1970, land is being made available for housing by recycling and building to the maximum residential density. During the Fall of 1990, the City completed a detailed land use survey which indicated that there are still many underutilized parcels zoned for medium and high density residential uses. These coupled with potential units as a result of mixed use housing from Specific Plan Areas, can accommodate the required RHENA allocation of 1,705 units.

City surveys indicate that 2,287 potential units can be developed from underutilized R-2 and R-3 properties and mixed use housing, based upon 24 dwelling units per acre for R-3 properties and mixed use housing, and 17.4 dwelling units per acre for R-2 properties. Based upon past development trends, the City does not anticipate all of these site to be developed, however the City does feel that approximately 50 percent (50%) of its RHENA allocation can be accomplished.

The following table identifies site designation and unit potential available to accommodate the RHENA allocation:*

TYPE	POTENTIAL UNITS
Vacant Land	
R1-5,000	10
R1-7,500	42
R1-10,000	9
R-2	12
R-3	36
CalTrans Surplus (R-1 properties)	31
Unsworth School	62
Second Unit Areas	450
Underutilized Property (R-2 and R-3 zones)	1,335 (net)
Downtown Mixed Use	300 (net)
Total:	**2,287**

* All of these identified sites contain adequate infrastructure capacity if they are developed at densities currently identified in the General Plan.

VI. GOVERNMENTAL CONSTRAINTS/AVAILABILITY OF FACILITIES AND SERVICES

Statewide Trends

Permit fees and development exactions have raised the price of housing statewide. Recent estimates from the State Department of Housing and Community Development illustrate that $16,000 is added on to the cost of a house by government exactions.

Downey has several exactions, however by policy, fees are kept low to encourage development. For example, a 2,000 square foot house averages $2,570 in all city fees. School impaction fees add between $1,000 to $3,570 to this total. Total development exactions are well below the State average.

Fees and Permit Costs

Planning and building fees are comparable to those of other cities in the immediate area. Low fees help encourage development. Subdivisions are plan checked at actual costs. Downey has relatively few subdivision applications.

PLANNING FEE COMPARISONS - SURROUNDING JURISDICTIONS

Fee	Downey	Pico Rivera	Norwalk	Paramount
Variance	210	100	300	500
CUP	575	200	300	500
Parcel Map	500	0	300	325
Tract Map	630	100	400	100
Design Review	190	200	0	0
Plot Plan	340	0	50	N/A

BUILDING FEE COMPARISONS - SURROUNDING JURISDICTIONS

Fee	Downey	Pico Rivera	Norwalk	Paramount
300 sq. ft. Room Addition $18,000 value	$140	$189	$235	$200
New Residence	$799	$902	$1,137	$1,147

Exactions

Development exactions also are kept at a minimum to encourage development. Park development fees are $794 for a single family house and $604 for condominium and apartment units. The City does not charge for sewer connections. The City also does not have fire protection fees; nor are community facilities districts used to fund police and fire protection.

The City does employ lighting assessment districts to retrofit street lights in areas lacking lights. Since the majority of streets are fully improved, street exactions are not a major problem. Downey also has adopted a water master plan, in which major capital projects have been funded by all the system's users. This helps spread improvement costs system wide, since benefits attribute system wide. The City's building division uses a valuation of $69 per square foot.

DEVELOPMENT EXACTION COMPARISON*

Fee	Downey	Pico Rivera	Norwalk	Paramount
Water Connection	$540	$350/500	0	$140
Sewer Connection	0	$40	0	$120***
Park Development	$500	$100** Quimby $1,151		$500/**** $250 bedroom & Quimby $2,361
Drainage Fees	0	0	$200	0
Total	$1,040	$1,765	$200	$3,871

The City will continue to keep its development fees lower than surrounding communities.

* Comparison evaluates typical single family units of $2,000 square feet in size, with three bedrooms.

** Pico Rivera's Quimby fee is limited to 1/3 of the land costs, currently estimated at $35.00 per square foot; required dedication is 130 square feet per unit.

*** Sewer reconstruction fund.

**** Paramount's Quimby fee is based on cost of land, cost of park development, 2 acres per 1000 population formula, multiplied by persons per household.

School Development Fees

Since the adoption of State legislation permitting school districts to charge impaction fees, each district serving Downey has adopted fees. Downey is served by five school districts, the major portion of the city is served by Downey Unified. Each district has adopted fees that are below the $1.53 per square foot permitted under state law. School development fees will continue to be a housing constraint until the State resolves the situation.

SCHOOL DISTRICT FEES

District	Residential Fee (per square foot)	House of 2,000 square feet
Downey Unified	.50 cents	$1,000
Little Lake	$1.50	$3,060
Montebello	$1.50	$3,060
Whittier	$1.50	$3,060

Processing Times

Processing times vary with the complexity of a project. Planning records indicate that permits requiring public hearings are routinely set for hearings within 45 to 60 days after completion of the application. This involves routing of the plans to other City departments, outside agencies and required environmental review.

Zoning Ordinance

The City employs a minimum unit size, density, off-street parking standards and open space requirements which are typical of most communities in Southern California. In R-1 and R-2 zones, these requirements are comparable to standards in other surrounding localities. The following table summarizes these zoning requirements:

ZONING STANDARDS

	R-1	R-2	R-3
Setbacks:			
Front	20' (or prevailing)	20'	15'
Side	4'	4'	5'
Rear	20'	20'	15'
Height	30'	30'	variable
Lot Coverage	50%	50%	50%
Required Open Space	setbacks	setbacks	200 s.f./unit

*There are no growth management ordinances adopted in the City.

In addition, the City also permits Planning Unit Developments, subject to conditional use permits in the R-2 and R-2 zones and subject to a Planned Unit Development permit in the R-3 zone. This concept allows for more flexible and innovative land planning concepts which may not be possible through the strict application of conventional zoning and subdivision regulations.

Variable Height

Section 9140 of the Downey Municipal Code requires that in all zones, except R1 and R2, a variable height limitation shall apply when properties abut the R1 and R2 zones. Since this requirement applies to R3 developments, greater setbacks are required for these developments. This requirement helps to protect single family areas from density encroachments.

Remodeling Trends

California has been experiencing the beginning of a national remodeling trend. Based in part on the high cost of housing, Proposition 13, and changes in tax laws, remodeling has become a more viable alternative to new housing. This affects the upward mobility of families who would like to move to larger living quarters as they find that many previously available units are no longer on the market.

Energy Conservation

Title 24, a state mandated program, requires energy use calculations to be included in the building permit application for new and remodeled construction. The fee is typically $300-$400. Based on the results of this study, property owners may be required to install extra insulation, double-paned windows, heating and ventilation devices, however these programs will save money in energy costs over time.

The City can also play an important role in creating more energy efficient residential buildings. Due to the advanced age of much of the City's housing stock, City policies are aimed at making homeowners more aware of energy saving techniques. Currently the City has programs in place to help improve the energy efficiency of its housing stock. Weatherization and other home improvement programs have been very successful in the attainment of this goal. In addition, the City provides solar energy system guidelines for residents wishing to install such systems in their homes.

Street Widths and Dedications

When public streets are required in a housing development they can occupy as much as 30% of the available land, which raises the costs of individual units. Whenever possible, the City cooperates with developers to permit narrower, private streets. Street dedications, when required, are considered minimal.

Code Enforcement/Property Maintenance

The City actively pursues code enforcement and property maintenance. Enforcement programs are considered necessary to preserve and maintain the existing housing stock. These activities also maintain the safety and viability of Downey's neighborhoods as many of the City's Code Enforcement cases deal with the elimination of dangerous conditions (i.e. the elimination of illegal and converted structures). For property owners that maintain illegal and converted structures, a cost is incurred to remove the illegal conditions, however, these owners also reap a benefit as properties which are brought into conformance with current zoning standards can also be sold as conforming properties with improved property values. Older dwellings, which are the most susceptible to enforcement actions, are not required to be brought up to code unless a major remodel is planned.

Local Amendments to the Uniform Building Code

Various local amendments to the Uniform Building Code are required in the City. These include requiring permits for block walls, occupancy permits for temporary storage structures, and bonds for demolition and expiration of permits in 120 days instead of 180 days. The amendments, however, also insure that structures and walls are building according to code and safety standards. Then as properties are sold, buyers are assured that all structures on a lot have legal building permits and are constructed in accordance with all building code requirements. These amendments do not however, substantially impact the development of housing because the permit costs are minimal.

Tax Disincentives

Federal and State income taxes encourage depreciation write-offs. This has an impact on property maintenance and often encourages the deterioration of property.

Local Area Flooding

In January of 1989 the Federal Emergency Management Agency (FEMA) released preliminary flood plain maps. The product of two years of study, these maps indicate major flooding associated with overflow of the Los Angeles and Rio Hondo Rivers. Flood depths average between one and four feet over 90% of the City.

Currently these maps are being revised with City input. After adjustments they will be published in the Federal Register and become flood insurance rate maps (FIRM). Participating cities will them require FEMA flood mitigation. These mitigation affect all new construction and additions exceeding 50% of the market value.

Potential flood mitigation may be costly to new housing and major residential remodeling projects. FEMA regulations require all habitable areas be raised above the flood level or protected from flooding. Preferred mitigation include raising pad levels by importing fill earth or constructing raised foundations. Other potential mitigating measures involve flood proofing walls, doors and structural openings; or constructing a series of retaining walls and berms.

The effect on local housing construction is uncertain. FEMA regulations could raise new housing costs, both short term construction and long term insurance costs. They could dampen renovation efforts, as homeowners grapple with FEMA regulations as they consider remodeling existing residences. The City is currently working with FEMA representatives as well as affected localities to reduce the impacts of the regulations. The revisions are expected to take place in December of 1992.

Prevailing Setbacks

The City of Downey requires twenty (20') foot front yard setback in the R-1 zone. However, many older tracts in the city have greater front yard setbacks known as prevailing setbacks. Some tracts are as much as forty (40') feet from the front property line. The Planning Commission has decided to retain these prevailing setbacks. To determine if a street has a prevailing setback, Staff must research tract maps for a recorded setback, measure front yard setbacks, and keep a list of those streets found to have a prevailing setback for future reference. That list will be reviewed by the Planning Commission. No front yard encroachments will be permitted on listed streets without the approval of the Planning Commission. This requirement however, does not affect R-2 and R-3 zoned properties, where the majority of affordable housing is built. (For a summary of the City's setback standards, see section entitled "Zoning Ordinance")

State and Federal Policies

Lack of effective programs at the State and Federal level have hampered local affordable housing production. Examples of this include changes in tax laws for apartment construction and funding cutbacks for housing programs. More specifically the federal and state government have under-invested in local infrastructure.

The State should more specifically examine "Proposition 4", especially in areas limiting funds for public facility construction. Other areas for study include financing of local governments and the effects of "Proposition 13" on providing housing and government services.

VII. NON-GOVERNMENTAL CONSTRAINTS

Cost of Land

Land costs have become a major obstacle in providing housing. Recent surveys indicate that vacant residential lots in the northern areas of Downey are marketing for $45 per square foot. Vacant lots in the southern areas are selling for $20 per square foot.

Cost of Financing

Financing costs remained relatively low until early 1988. Since that time interest costs have risen, to a prime rate of over 11%. Estimates by California Association of Realtors indicates that only 15% of families can afford the median priced house of $165,000 with 11% financing. Currently in Los Angeles County only 18% of households can afford the median priced house of $189,600.

Availability of Financing

Six Downey lending institutions were surveyed about the availability of money for mortgages, particularly in lower income areas of the city. Interest rates in Downey are consistent with surrounding areas. All surveyed institutions comply with the Community Reinvestment Act regulations, which require that they report, by census tract, where loans are made. Several institutions' representatives stated that they do not have programs to benefit low income persons, but they do take into account the "debt to income ratio" of individual applicants. Allowing a higher debt to income ratio than usual benefits low income persons since they typically spend a greater percentage of their income on housing.

Absentee Landlords

Often deteriorated units are renter occupied. Absentee landlords may be difficult to locate and often disinterested in property maintenance. Costly repairs are deferred or passed on to new buyers.

Inflation

Building costs have been higher than wage increases. The building division uses a $69 per square foot as its measure of building costs. Inflation has increased the cost of maintenance and rehabilitation.

Vacancy Rates

Downey continues to experience low vacancy rates. The State Department of Finance estimates the current vacancy rate is 3.69%. Low vacancy rates contribute to the inflationary rent spiral.

Rental Requirements

Current rental practice requires two months rent and large security deposits for renters. This practice may limit low income persons or families from obtaining rentals.

Undocumented Aliens

Undocumented aliens often share living quarters to reduce costs. It is not uncommon to find two or more families sharing a unit designed for a single family. Surrounding cities have experienced conversions of garages and non-habitable spaces for living area.

Speculation

Many homes and apartments are purchased for profitable resale. Speculation contributes to higher housing prices and rents.

Fiscal Impacts

The ability of local government to provide public services and improvements has been severely limited since the passage of "Proposition 13" and "Proposition 4" spending limits. Statewide communities were immediately impacted, recognizing the strain of providing services to new residents.

Downey is similar to most cities in California. Our largest revenue sources, property and sales taxes, cannot fund safety services. The City's total operating budget is $30 million. Police services account for 22.5%, or $11.7 million in expenditures. Fire services account for 13.5%, or $6.6 million, in expenditures. Property taxes amounted to $5.8 million, or 13.5% of the total City revenues. Sales taxes netted $11.3 million, or 23.5% of the total revenue.

VIII. RHENA ALLOCATION

The Southern California Area Government (SCAG) completed the Regional Housing Needs Assessment (RHENA) for the entire four county area. Relying in part on the statistical area for Long Beach, RHENA forecast construction of 1,705 units in Downey, over a five year period from 1989 to 1994. This translates into 341 units per year. RHENA breaks down into 271 very low income, 327 low income, 327 moderate and 780 high income units.

The model also predicts that 193 units would be demolished and 507 unit should be vacant. RHENA proposed increasing the vacancy rate from 1.8% to 3.2%; therefore the 507 units are necessary to reduce the vacancy rates. RHENA predicts 193 demolitions, while historic records predict less than 180 during the next five years.

Employment Growth - Jobs/Housing Balance

Downey is a balanced community, both in residential and employment areas. Well balanced between 60 percent single-family homes and 40 percent multi-family units. Downey is also in close proximity to other major employment centers. Large aerospace firms, both in Downey and Pico Rivera employ many of Downey's residents. The cities of Santa Fe Springs and Commerce, which are 90 percent industrial, attract many of Downey's workers. Downey also has several large commercial, office and industrial areas.

SCAG and Caltrans data indicate that Downey has 28,407 persons employed within city limits. This same data illustrates that 7,801 jobs will be added to the City by 2010. Major employment growth is predicted with construction of the final phases of the Rancho Business Center, a 129 acre light industrial business park. Over 4,500 employees are estimated at buildout of the project. Other sources of growth include the continued renovation of the Stonewood Center, a 62 acre regional shopping mall.

Source: State Department of Transportation, Transportation Planning and Analysis Branch (April, 1989).

IX. QUANTIFIED OBJECTIVES

In order to meet Downey's housing needs as proposed by the Southern California Association of Governments (SCAG), the City must analyze and produce practical quantified objectives for its construction, rehabilitation, and conservation goals. Those objectives were arrived at by balancing needs with practical feasibility. It should be noted that the City is experiencing a growing senior population (currently 14.7% of the population) and it is expected that a large portion of new units will be senior-type units; however, a mix of affordability and housing type is the goal of each objective. According to the RHENA allocation figures provided by SCAG, this affordability mix would be approximately 16 percent very low income, 19 percent low income, 19 percent moderate income, and 46 percent high income.

Objectives for Creation of New Housing Units: 1989-1994

Type	Number of Units
Single unit infill and Caltrans surplus property	15
Senior Housing	250
Unsworth School Site	62
Second Units in Plot Plan Areas	80
Infill units in R-2 and R-3 zone designations	150
Downtown Mixed Use	300
TOTAL	**857**

Income Objectives for New Construction	**Number of Units**
10% Very Low Income:	86
20% Low Income:	172
25% Moderate Income:	214
45% High Income:	385
100%	857

Objectives for Rehabilitation of Existing Units: 1989-1994

Property Rehabilitation	225

Income Objectives for Rehabilitation of Existing Units	Number of Units
60% Very Low Income:	135
30% Low Income:	67
09% Moderate Income:	22
01% High Income:	1
100%	225

Objectives for Conservation of Existing Units: 1989-1994

Weatherization Programs	15
Home Improvement Program (Rebates, Loans, Grants)	550
Section 8	165
Section 236 (Birchcrest Apartments)	64
TOTAL	794
Residential Code Enforcement	3,200
TOTAL	**3,994**

Income Objectives for Conservation of Existing Units

60% Very Low Income:	477
30% Low Income:	239
09% Moderate Income:	71
01% High Income:	7
100%	794

X. EVALUATION OF PREVIOUS GOALS, OBJECTIVES AND PROGRAMS

During the previous five year period the Housing Element identified six goals designed to stimulate and encourage development of new and preservation of existing housing.

- Goal #1

"Maintain residential environments that are pleasant, attractive, safe and convenient to necessary community services."

Objectives and policies designed to implement the previous goal included:

> Continue capital improvements to stimulate rehabilitation and preserve desirable residential character...

The City's Engineering Division estimated the following:

CAPITOL IMPROVEMENT EXPENDITURES IN RESIDENTIAL AREAS

(in thousands)

PROJECT TYPE	83/84	84/85	85/86	86/87	87/88	88/89
Alley Const.		$26.3	$143.9			
New Sidewalk & Curb & gutter	$32.7		$16.0	$3.3	$24.5	
Ped. & Bicycle Imp		$41.8	$42.9	$21.8	$11.6	
Misc. Curb & Gutter Repair		$16.5	$94.1	$52.7	$42.4	
Sidewalk Repair				$59.7	$161.7	
PCC Gutters	$43.8	$27.4	$53.4	$251.0	$7.8	

PROJECT TYPE	83/84	84/85	85/86	86/87	87/88	88/89
Resurface/ Rehab	$9.2	$276.3	$532.2	$229.7	$59.3	$138.4
Slurry & Chip Seal	$145.5	$3.9	$6.6	$276.6	$86.9	$49.6
Other Imp.		$.6	$3.3	$5.7	$18.5	
Street Lights	$8.4	$21.4	$5.5	$13.2	$9.9	$18.5
# of Lights	44	100	24	48	35	66
TOTAL	$206.9	$361.7	$682.9	$1070.7	$307.1	$465.2

"Participate in the conservation, physical improvement and environmental enhancement of City neighborhoods."

Since 1978, the City has utilized over $3.5 million in block grant funds for housing rehabilitation and improvement.

During this same period of time the City funded $278,000 toward graffiti removal and beautification of parks and the Apollo Neighborhood Center through block grant funding.

The City completed 325 free property improvements for senior citizen and handicapped households.

Year	Loan	Rebate	Paint and Fix-Up
1984	23	12	44
1985	21	12	100
1986	22	19	72
1987	30	22	58
1988	23	19	51

Source: City of Downey Housing Division

In 1988-89 over 8,000 school children were reached by the Keep Downey Beautiful Committee's Waste in Place program educating children about recycling and picking up litter in residential neighborhoods.

10,000 litter bags were distributed by Waste in Place to encourage citizens to pick up litter.

In 1989 there was a 50% increase in the number of business and/or homes which were nominated for Keep Downey Beautiful awards for landscape and building rehabilitation and maintenance.

- Goal #2

"Continue to provide housing opportunities for all economic segments of the population."

Objectives to implement this goal included:

> "Insure fairness and adequacy of compensation and relocation assistance to persons and families displaced by public improvements or redevelopment activities."

Encouraged by the City, a private developer provided relocation assistance to nine families displaced by the removal of a mobile home park.

> "Rezone properties for residential uses where appropriate."

A 1.38 acre parcel, zoned M-1, (Light Manufacturing) was rezoned to permit the construction of 146 senior citizen apartment project.

A 2.34 acre parcel was rezoned from R1-5000 to R-3-O for a 34 unit condominium project.

A church property was recycled from church use to a 13 unit single-family residential project.

A vacated school site was recycled to create 32 single family residential units lots.

> "Cooperate with other agencies at the county and regional levels to work for improved housing opportunities."

The City has been an active participant in the Southern California Housing Round Table since its inception in 1983. The Round Table was initiated by the California Department of Fair Employment and Housing (DFEH) to promote equal housing opportunity and reduce discrimination in Southern California. The City has had city staff serve on the executive steering committee each year, has provided administrative support and was instrumental in setting direction. Staff has served as chairperson, vice chair, treasurer and programs chairperson. Seminars and workshops are regular activities of the Round Table.

- Goal #3

"Encourage the maintenance and improvement of existing housing stock."

Objectives to implement this goal included:

> "Pursue an aggressive rehabilitation, demolition and replacement program for substandard dwelling units."

The City directly assisted in the improvement of 528 residential properties, containing a total of 529 units.

The City provided 84 rebates as incentives to improve residential properties. Amounts of improvements has averaged $9,000 for each property.

The City's proactive Code Enforcement program has resulted in the upgrading of substandard structures, eliminating unsightly conditions and improving residential neighborhoods.

YEAR	# OF UNITS CITED
1988	460
1987	804
1986	215
1985	243

> "Support the development of cost saving and energy conserving construction techniques."

Where appropriate, the City allows subdivisions with reduced street widths, thus reducing the cost of units by making more land available for development.

Under the paint and fix-up grant program, faucet water flow restrictor devices, door and window insulation, and window pane replacements are provided free on an as needed basis.

Under the Loan and Rebate Program, water saving faucet devices, attic insulation, door and window insulation, energy efficient windows and heating systems are eligible and recommended improvements.

- Goal #4

"Continue to provide a variety of affordable housing opportunities for both owner and rental households"

Objectives to implement the goal included:

> "Encourage greater development and utilization of local, state and federal programs to ensure adequate funding of housing programs."

The City uses both public and private funds to implement its housing programs. The Community Development Block Grant (CDBG) is the principal source of public funds, while local banks are the source of private funds.

Loan Program	# Projects	Cost	CDBG Subsidy
1983	16	$195275.50	$105629.31
1984	35	$386061.14	$179958.17
1985	33	$342181.94	$176889.66
1986	41	$326643.99	$178668.72
1987	52	$428809.77	$329258.99
1988	42	$378391.22	$305941.65

Source: Downey Housing Division

> "Emphasize the role of the private sector in the construction of affordable housing."

Since January, 1988, 35 "Plot Plan" developments have been approved, totaling 80 units. These developments are on large size lots, in approved plot plan areas zoned R-1 or R-2, where more than one unit on the lot is allowed. The units are usually rented; thus providing additional rental housing in a single family residential setting.

Since 1985, 87 condominium units have been constructed in the city offering ownership housing for those not able to afford or those no longer interested in single family residential units.

- Goal #5

"Continue to provide housing opportunities for all, regardless of race, color, religion, sex, age or physical disability."

> "Consider factors of proximity to shopping, transportation and other desirable facilities in planning and constructing housing for senior citizens and handicapped persons."

A 129 unit and a 130 unit seniors projects were constructed, both located close to a market with a pharmacy and across the street from Downey Community Hospital.

A 114 unit seniors project has been approved next to the hospital and within a block of a market with pharmacy.

> "Assist in assuring open housing for all seeking to rent or buy housing in the City."

The City of Downey provides staffing for advisory and referral service to victims of housing discrimination. All complaints are screened to ascertain potential housing discrimination.

YEAR	# OF COMPLAINTS	DISCRIMINATION NOTED
1983-84	76	9
1984-85	70	13
1985-86	112	9
1986-87	90	6
1987-88	152	4

- Goal #6

"Explore utilization of vacated sites for housing."

Objectives to implement the goal included:

> "Support recycling of under-utilized residentially zoned properties to provide additional housing units."

The vacated Santa Gertrudes School was parceled into 32 lots for single family residential units and those homes are now being built.

A portion of the under-utilized Landmark Christian Church was subdivided into 13 lots for single family residences. The project is under construction.

Staff worked with Caltrans to speed replacement of housing lost for construction of the I-105 freeway. There are 8.84 acres remaining on which 31 units could be constructed.

XI. RECENT LEGISLATION

LOW AND MODERATE INCOME HOUSING FUND
Information Pursuant Chapter 1440, Statutes of 1989

State Redevelopment Laws require localities with active redevelopment agencies to set aside 20 percent of their tax increments for housing purposes. The City of Downey is currently setting aside the required 20 percent with a project amendment adopted in 1978. The following amount has been accumulated:

YEAR (FISCAL)	TOTAL
1987	0
1988	0
1989	19,000+-
1990	30,000+-
1991	54,000+-
Total	103,000+-

Although the City has accumulated approximately $103,000 in its Low and Moderate Income Housing Fund, none of this money has thus far been disbursed for housing purposes. The City is currently investigating uses for the fund and will be evaluating potential uses as they occur. This element contains programs authorizing the use of these funds for housing rehabilitation purposes. In addition, the City is using a substantial amount of Community Development Block Grant (CDBG) funds for housing programs identified in this element (i.e. loans, rebates, etc.). For example, since 1978 the City has allocated more than $3.5 million in block grant funds toward housing activities. If the City had been setting aside 20 percent of tax increments for older project areas during this time, only $800,000 would have been generated.

Preservation of Assisted Housing

Background

Government Code Section 65583 (as amended by Chapter 1451, Statutes of 1989) now requires localities to analyze assisted housing developments within their jurisdictions, in order to evaluate housing developments with the potential to convert to market rate units during the specified planning period. The City of Downey has one such development. Located in the northwest section of the City, the Birchcrest Apartments have ben identified by the City as a project which has the potential to convert to a market rate development during this planning period (July 1, 1989 to July 1, 1999). City surveys and investigations indicate that no other federally or state subsidized project exists within City boundaries.

The Birchcrest apartments were originally constructed in 1974-75 under the Section 236 federal program and contains 64 units (two of these are used as manager/maintenance units). The project obtained a loan in the amount of $1,326,500 at 7% interest in May of 1975 from the Section 236 Interest Reduction Payment Program. In exchange, rents for 62 of the units could not exceed 30% of the adjusted gross monthly income, based upon family size and other factors, over the term of the contract (40 years). However, the owners are eligible to prepay the loan in 1995, thus converting the development to a market rate development.

The City also reviewed the 160-200 units currently assisted under the Section 8 rental subsidy program and found that these subsidies will continue, provided that funding is maintained by the federal government. The following is an assessment of the Birchcrest Apartments:

Project Information

Name and Address: Birchcrest Apartments
8525 Paramount Boulevard

Type of Assistance: Section 236 Interest Reduction Payment Program

Earliest possible conversion date: May 19, 1995

Years of subsidy remaining at earliest date of termination: 20

Unit types: 10 one-bedroom
36 two-bedroom
18 three-bedroom

Total: 64 non-elderly units (62 units assisted)

Unit Type	Average market rent	Average assisted rent
1 bedroom	402	341
2 bedroom	495	405
3 bedroom	550	455

Source: Management Birchcrest Apartments, based on Federal Evaluations, February, 1991.

COST ANALYSIS

Replacement of similar 62 unit project

Total square ftg. (building): 54,300 sq. ft.
Total square ftg. (carports): 21,700 sq. ft.

Costs

Building at $65 per sq. ft.:	$3,529,500
Carports at $20 per sq. ft.:	$ 434,000
Misc. fees and permits:	$ 103,220
TOTAL PROJECT COST:	$4,066,720

(Source: City of Downey Building and Safety Division and ICBO Building Standards Magazine, Building Valuation Data for Los Angeles Area, Jan-Feb 1991)

Preservation of existing project

	Avg. assist/unit (per month)	No. of units	Amnt. of assist (per month)
1 bedroom	$61	10	$ 610
2 bedroom	$90	34	3,060
3 bedroom	$95	18	1,710
TOTAL			$5,380/month

SUMMARY

Clearly the better option is for the City to investigate ways to provide the assistance once the project has converted. To date, a "Notice of Intent to Convert" has not been filed, however the City is cognizant of the fact that this may occur. The City has appropriately included policies in this element to accommodate any actions that may encourage providing assistance to renters at the Birchcrest Apartments, including encouraging non-profit groups to purchase the project should the present owners choose to prepay the loan a summary of local nonprofit agencies is included in the appendix of this report.

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a:housing

SECOND UNIT DEVELOPMENT AREAS

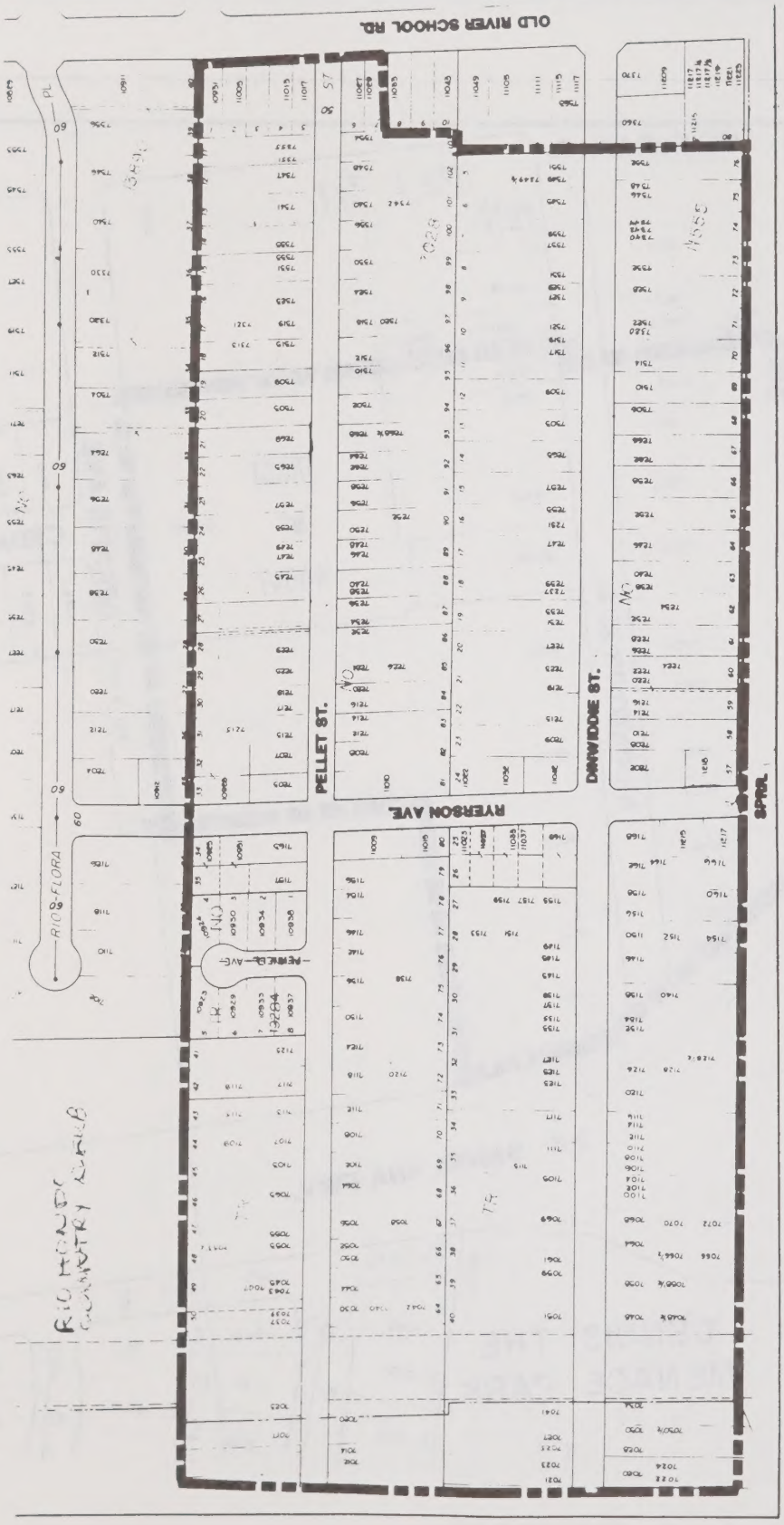
AREA #1

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

AREA #5

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY

SECOND UNIT DEVELOPMENT AREAS

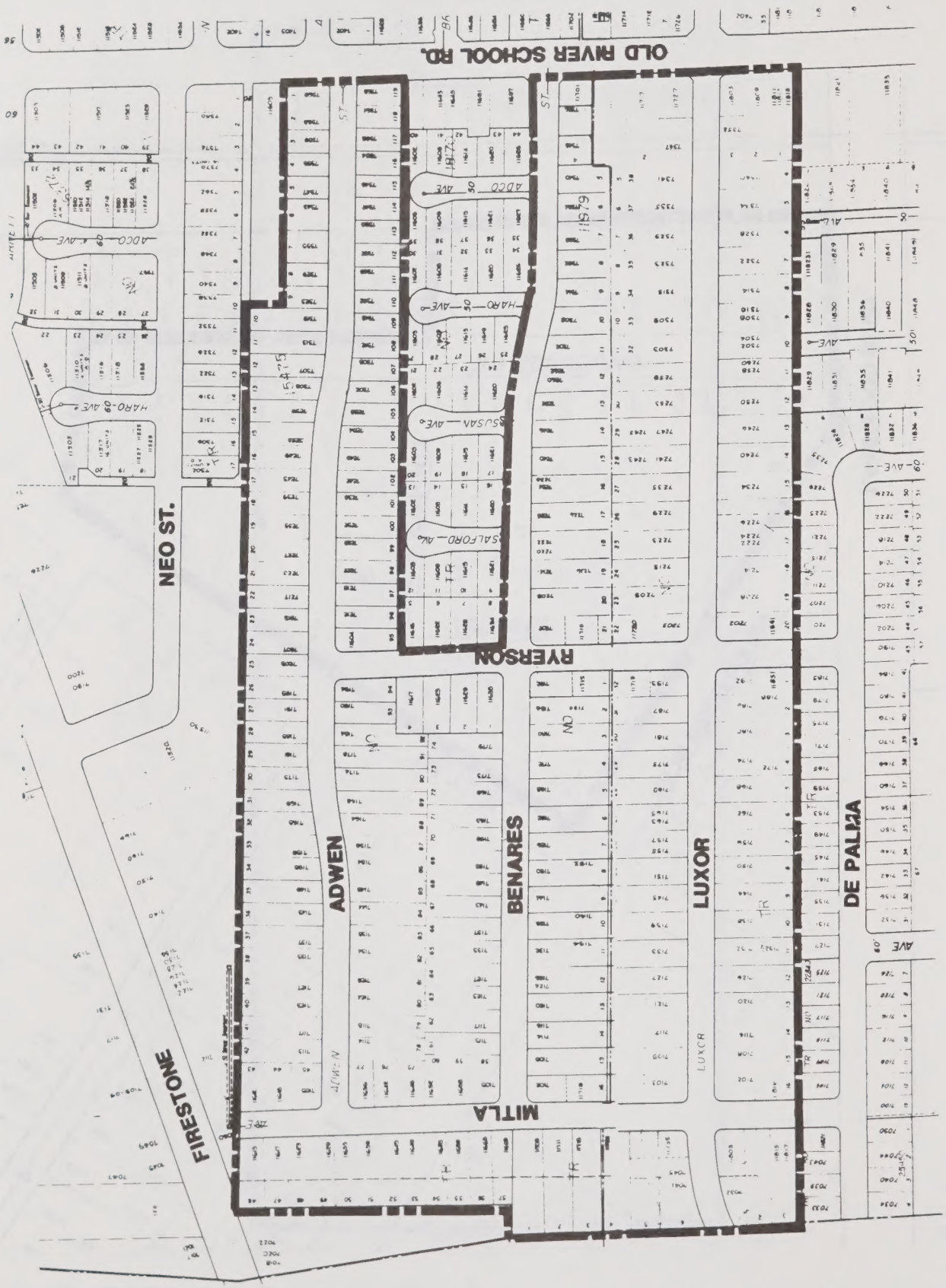
AREA #6

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

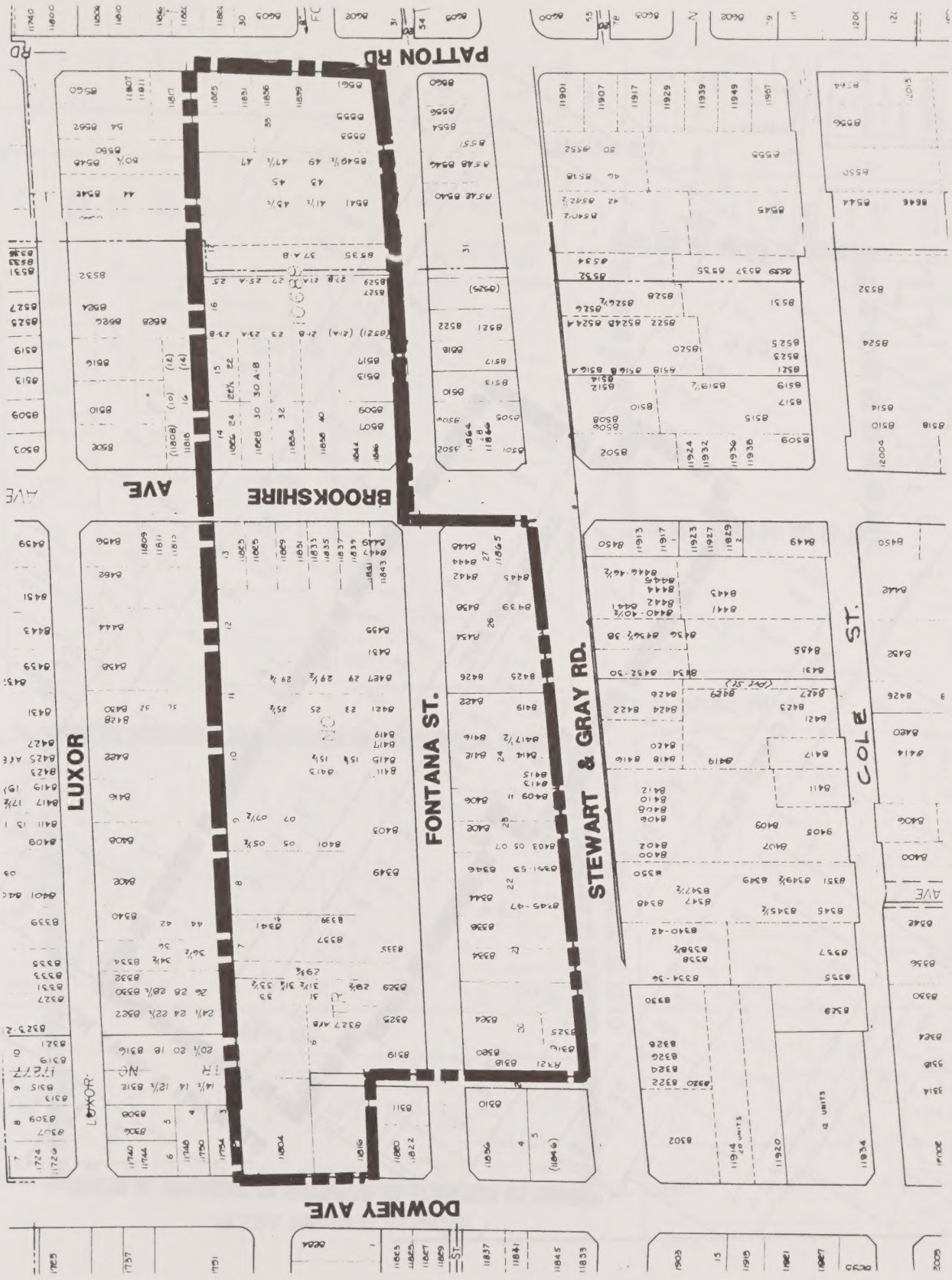
AREA #7

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

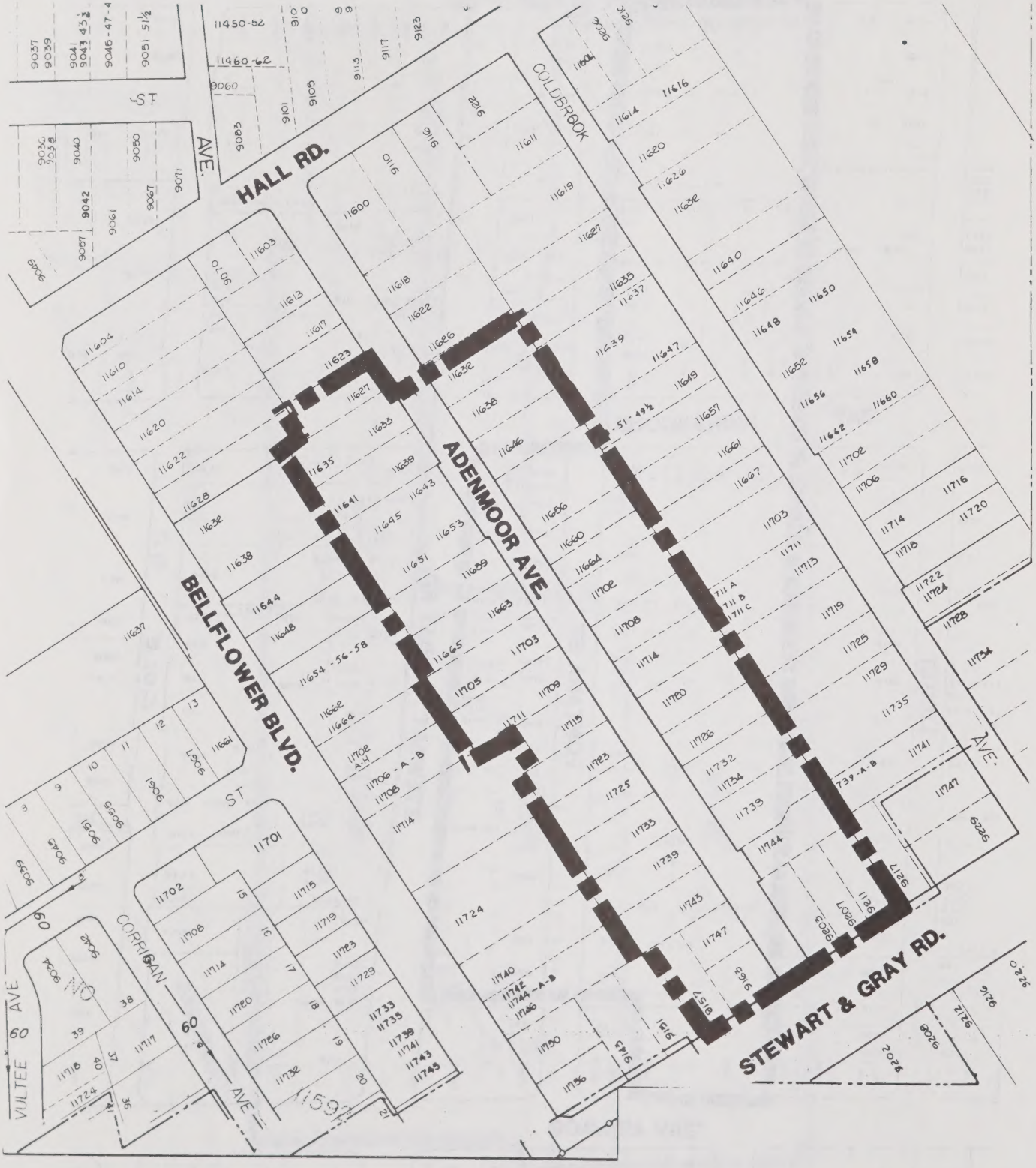
AREA #8

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

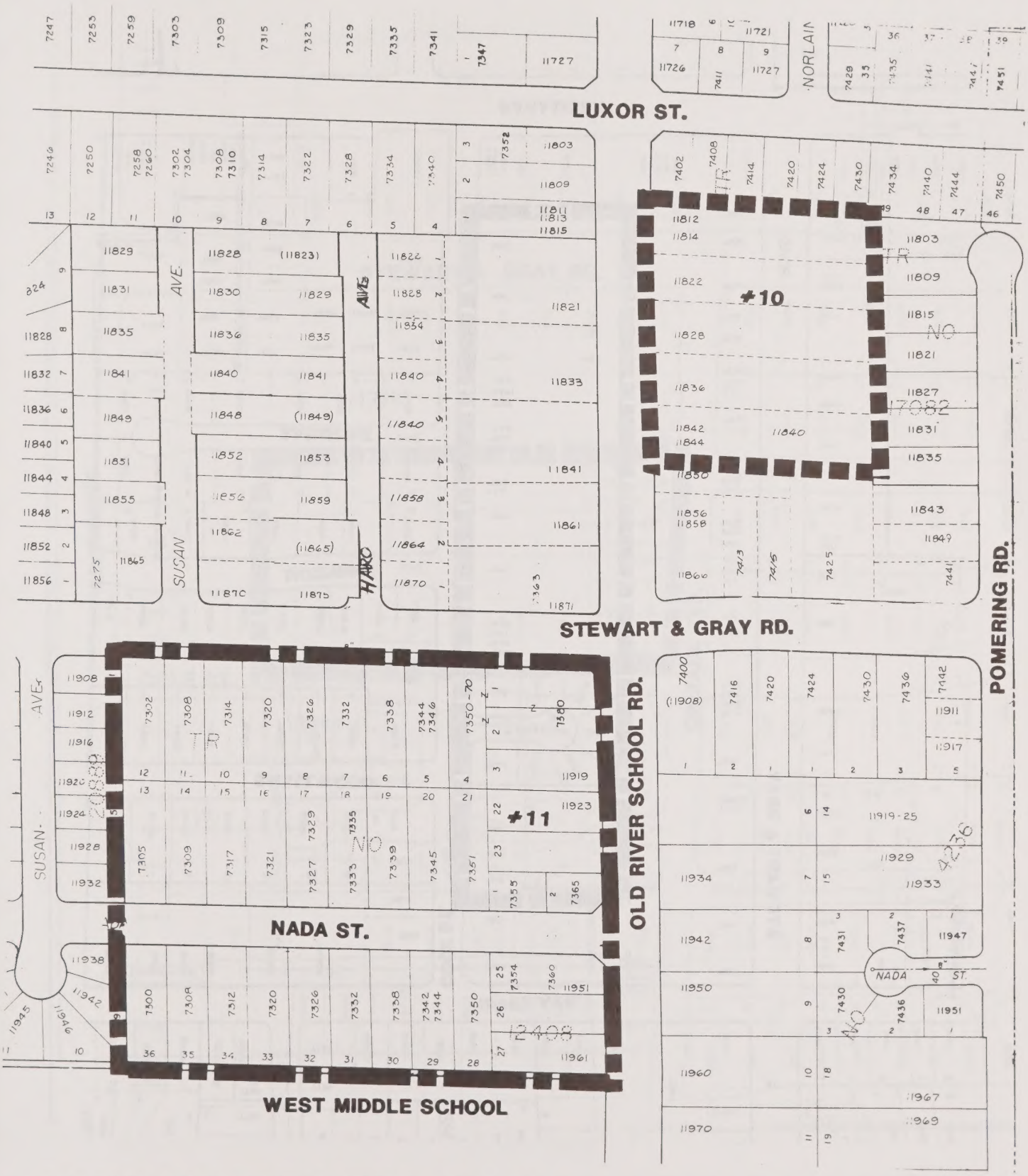
AREA #9

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

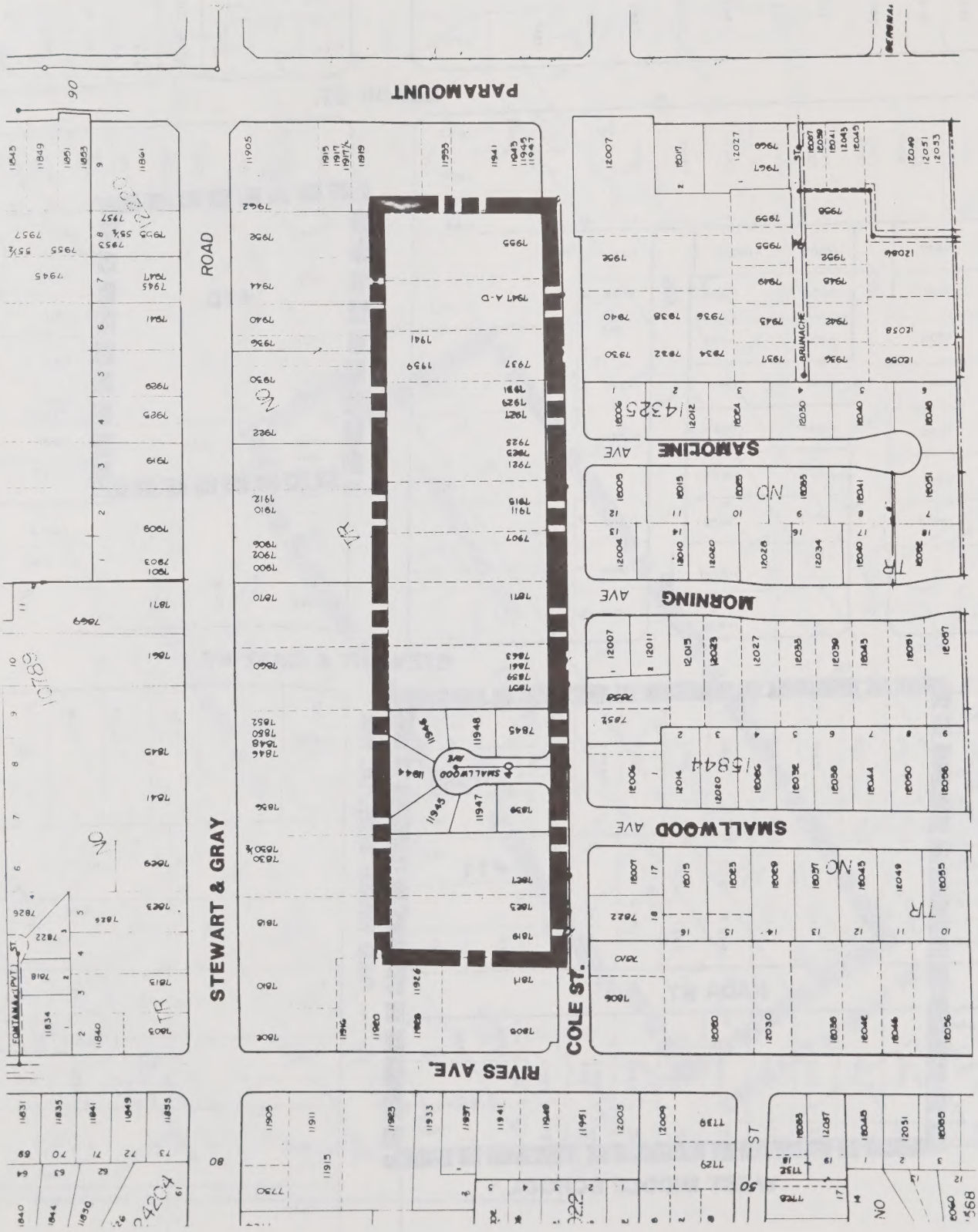
AREA #10 & 11

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

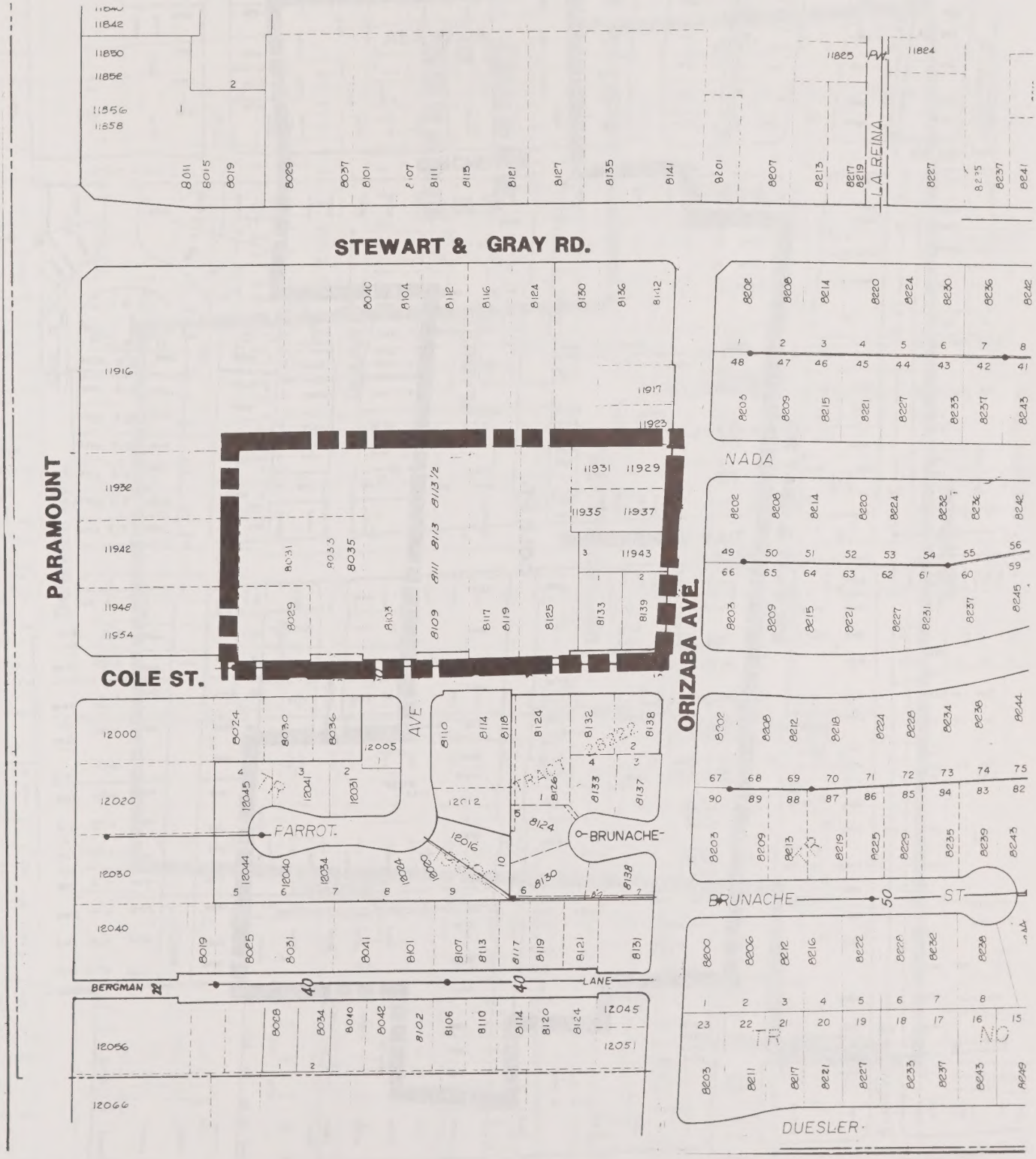
AREA #12

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

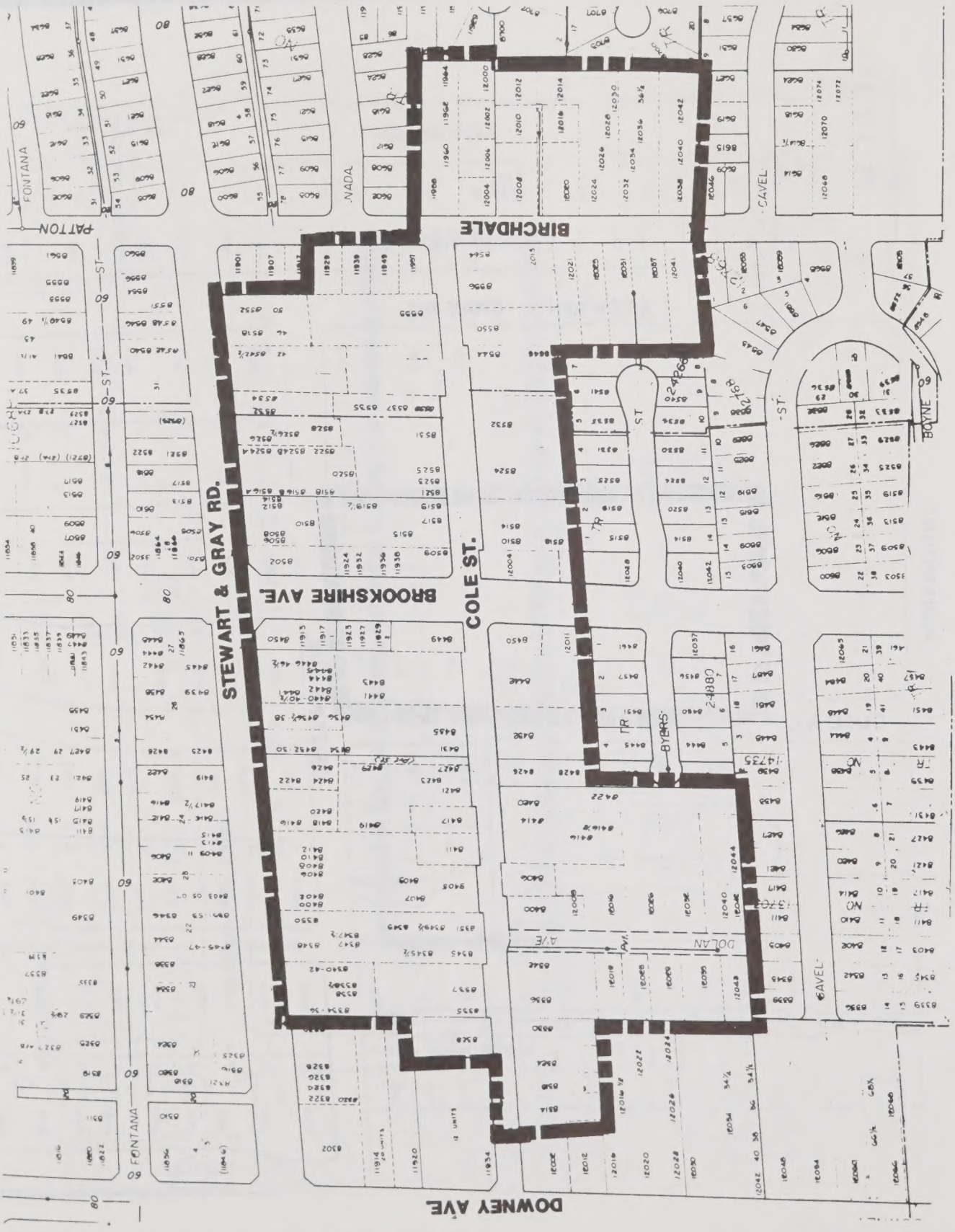
AREA #13

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

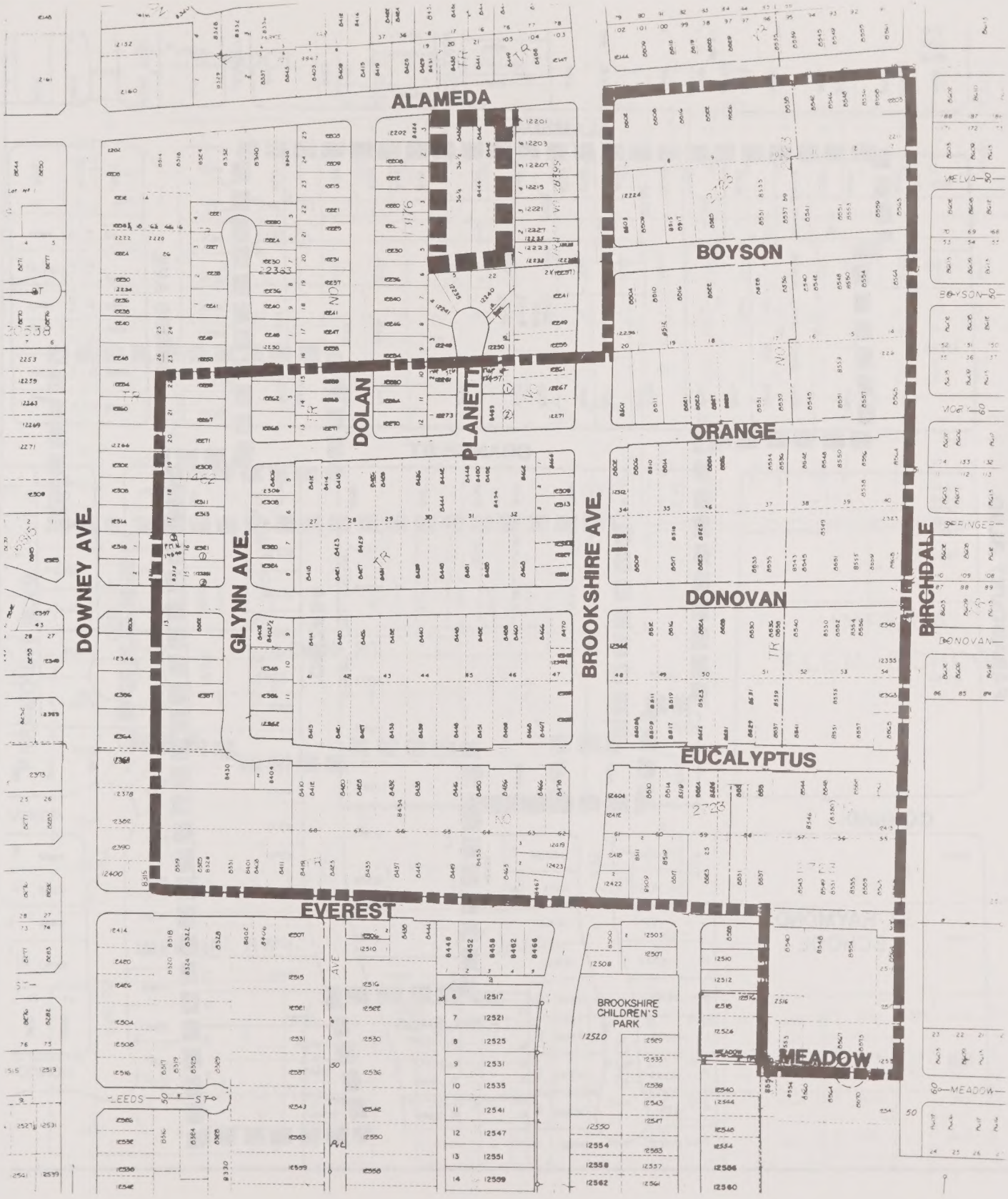
AREA #14

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

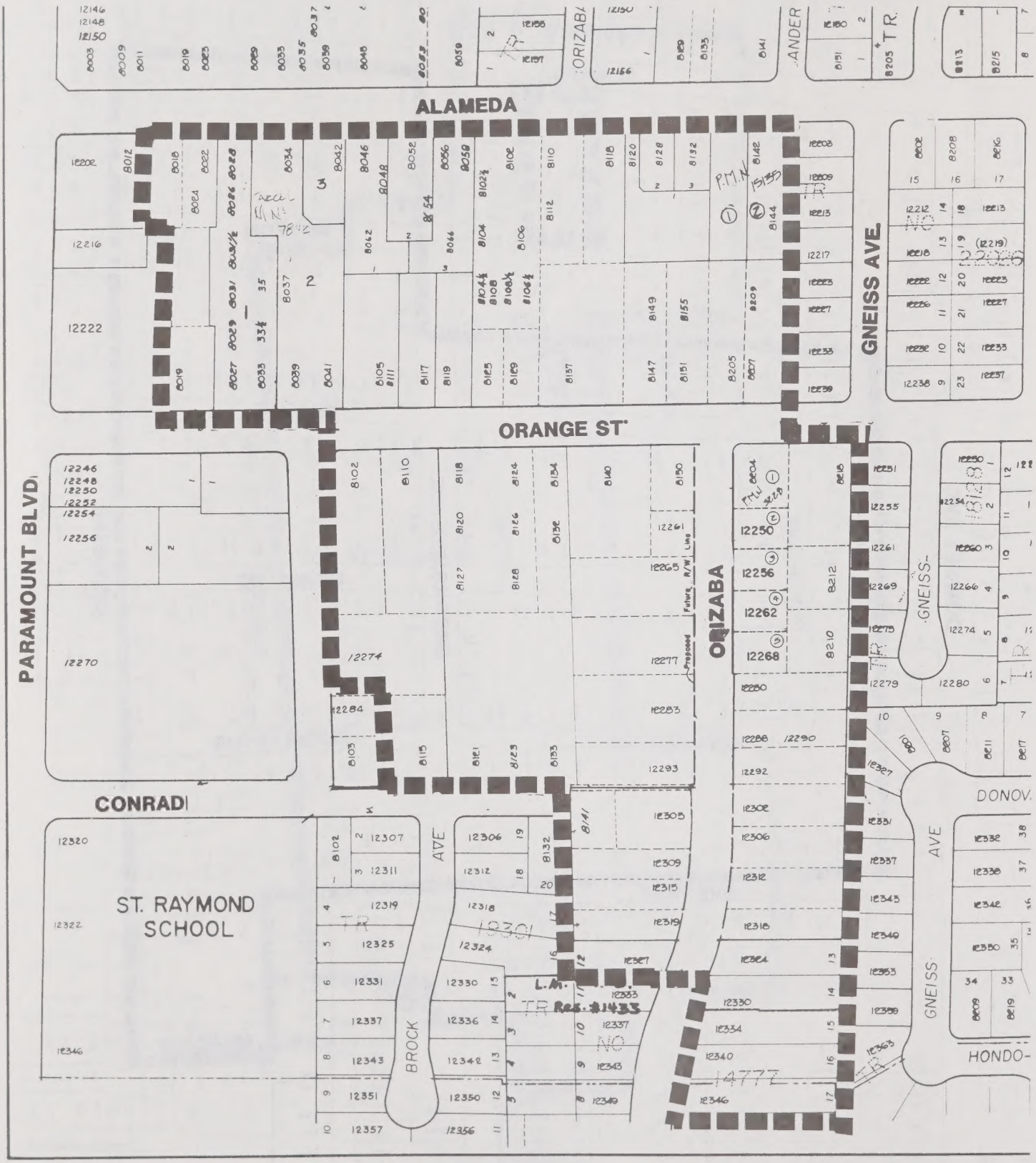
AREA #15

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

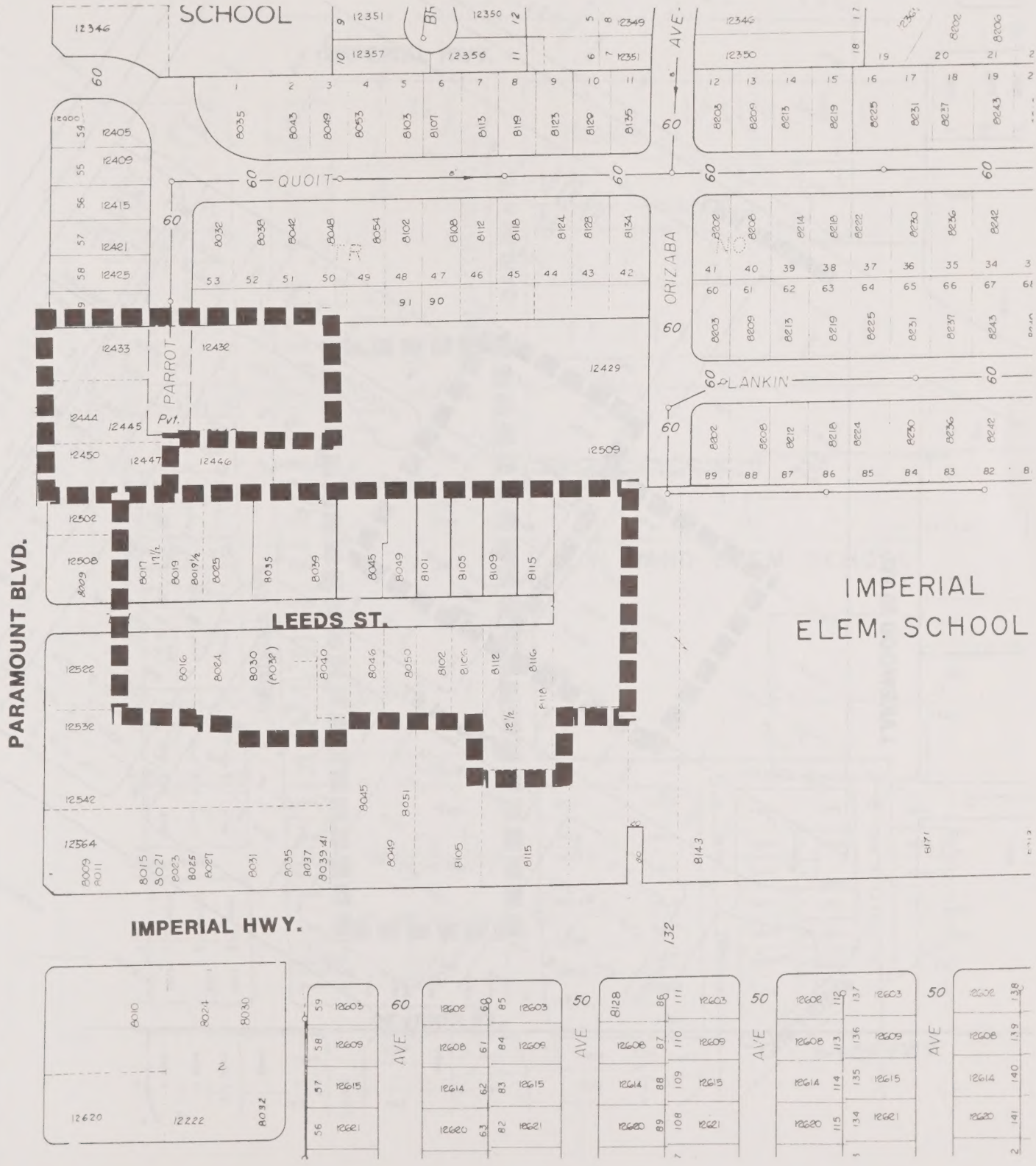
AREA #16

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

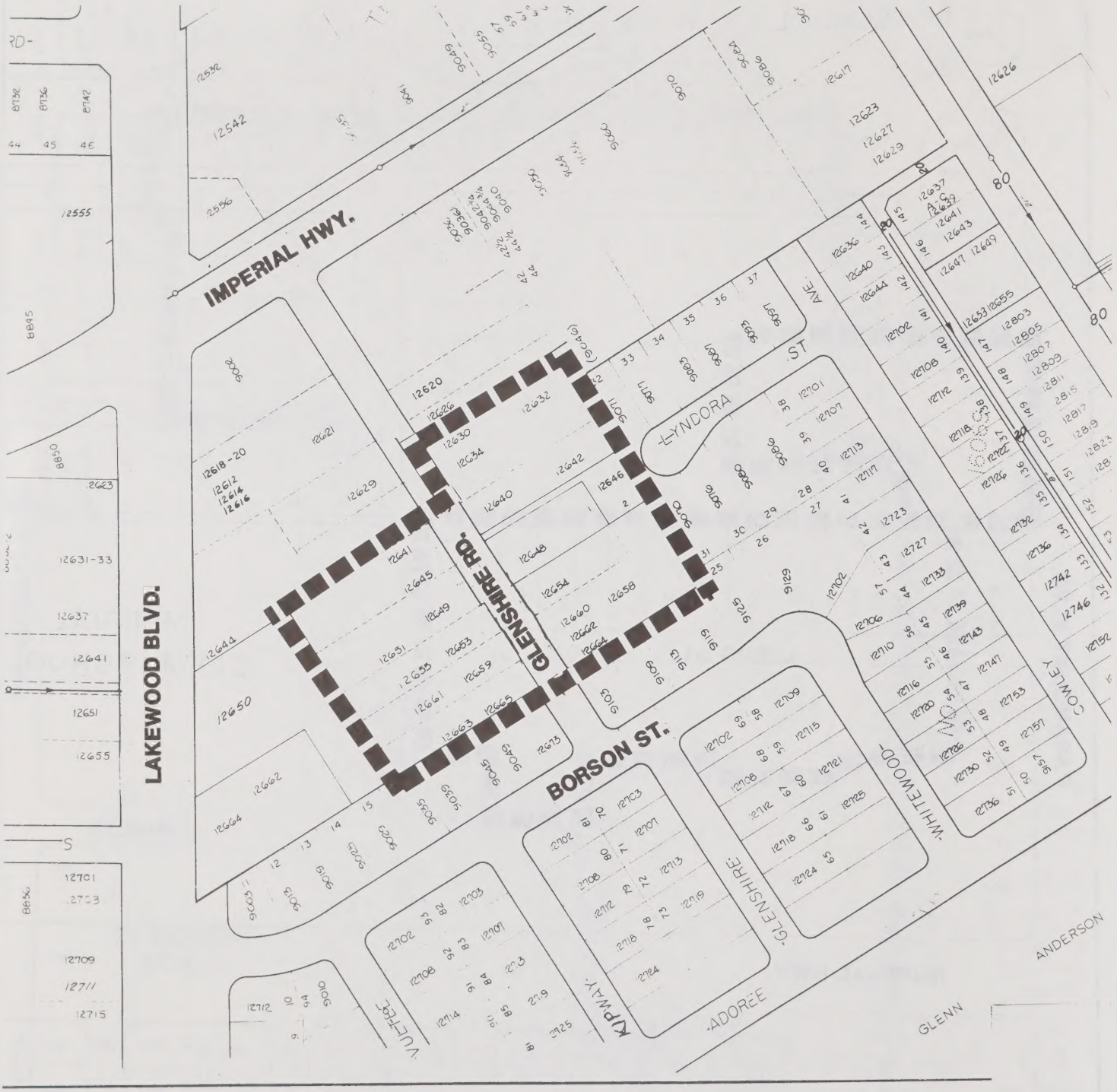
AREA #17

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

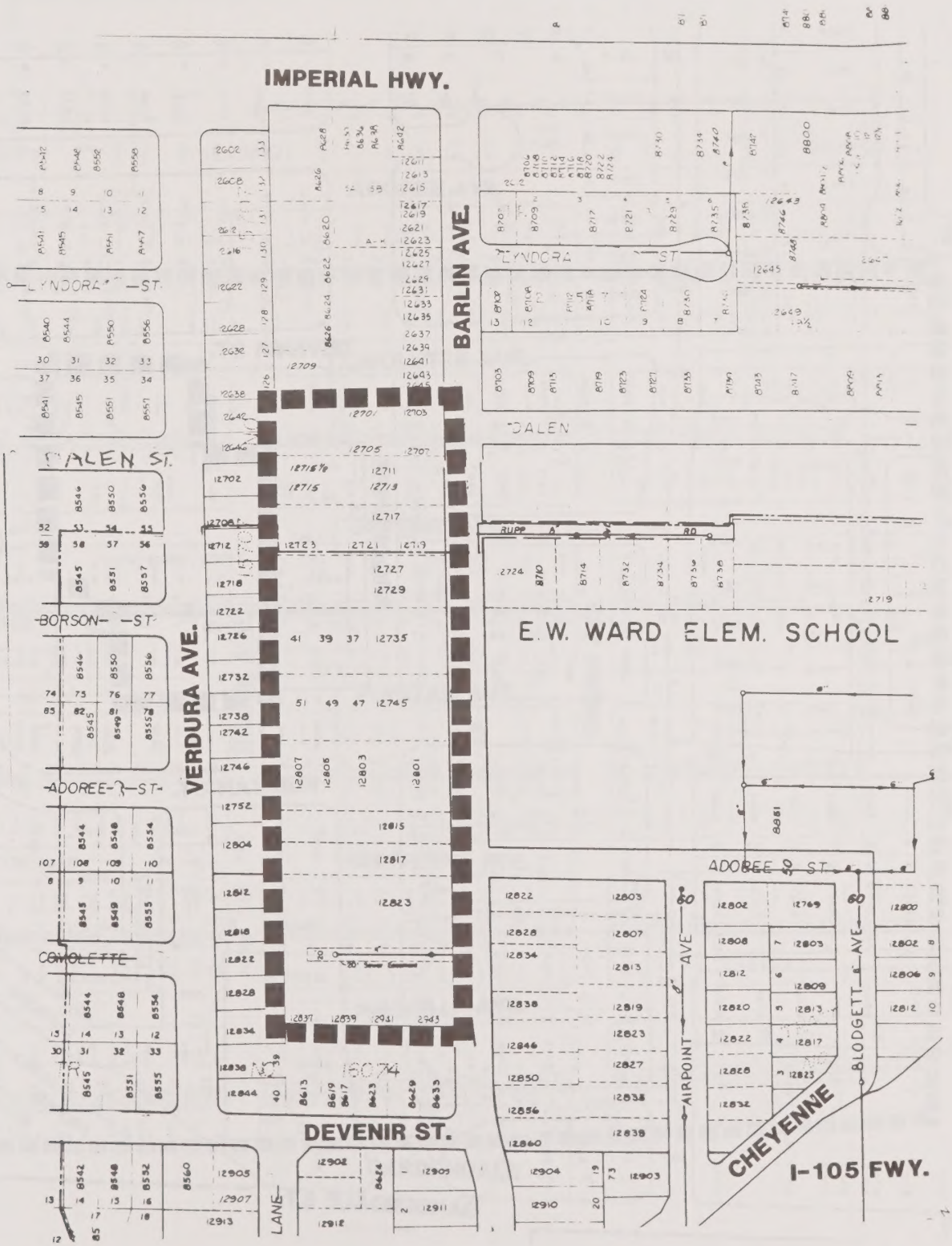
AREA #18

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

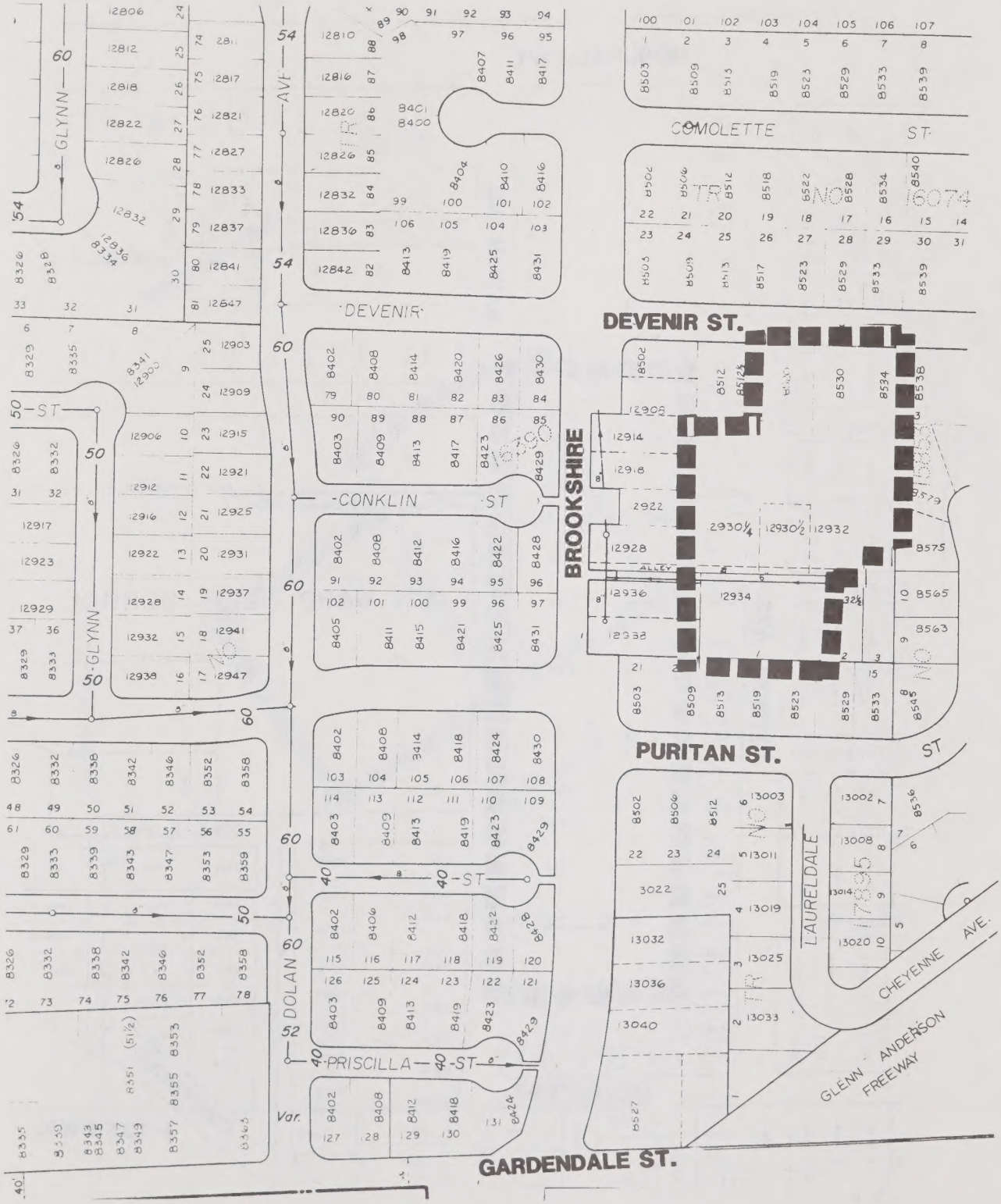
AREA #19

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

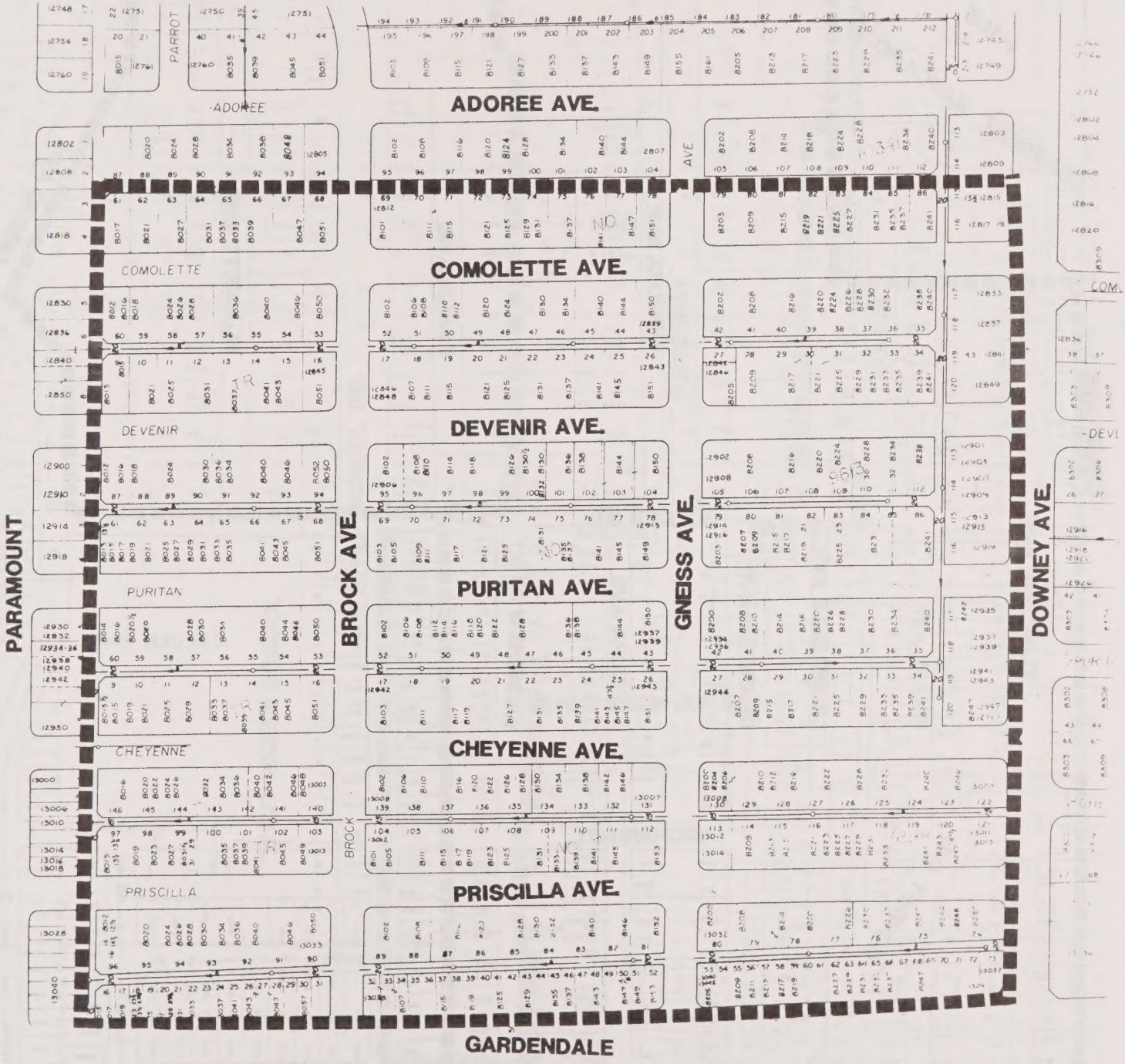
AREA #20

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

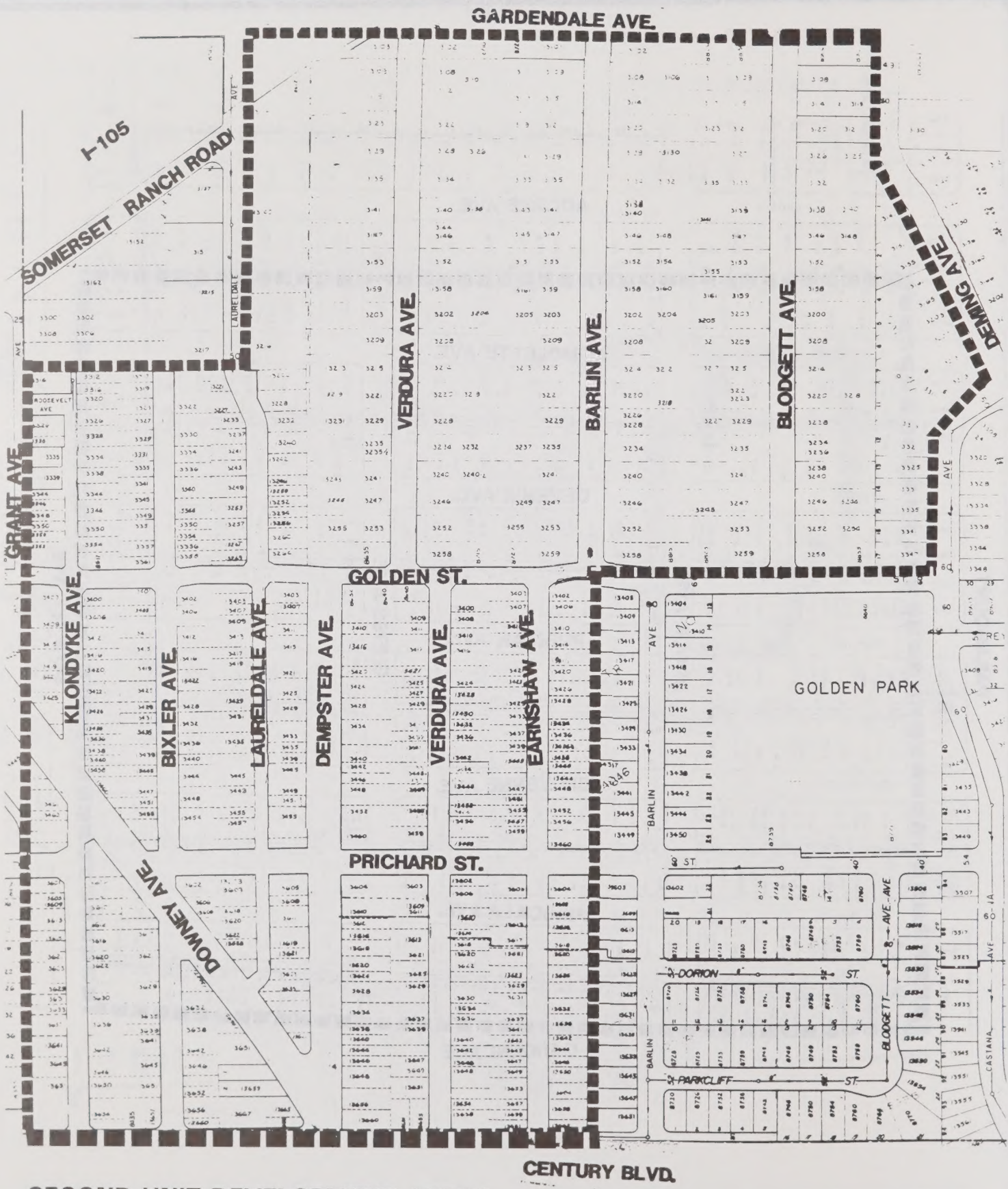
AREA #21

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

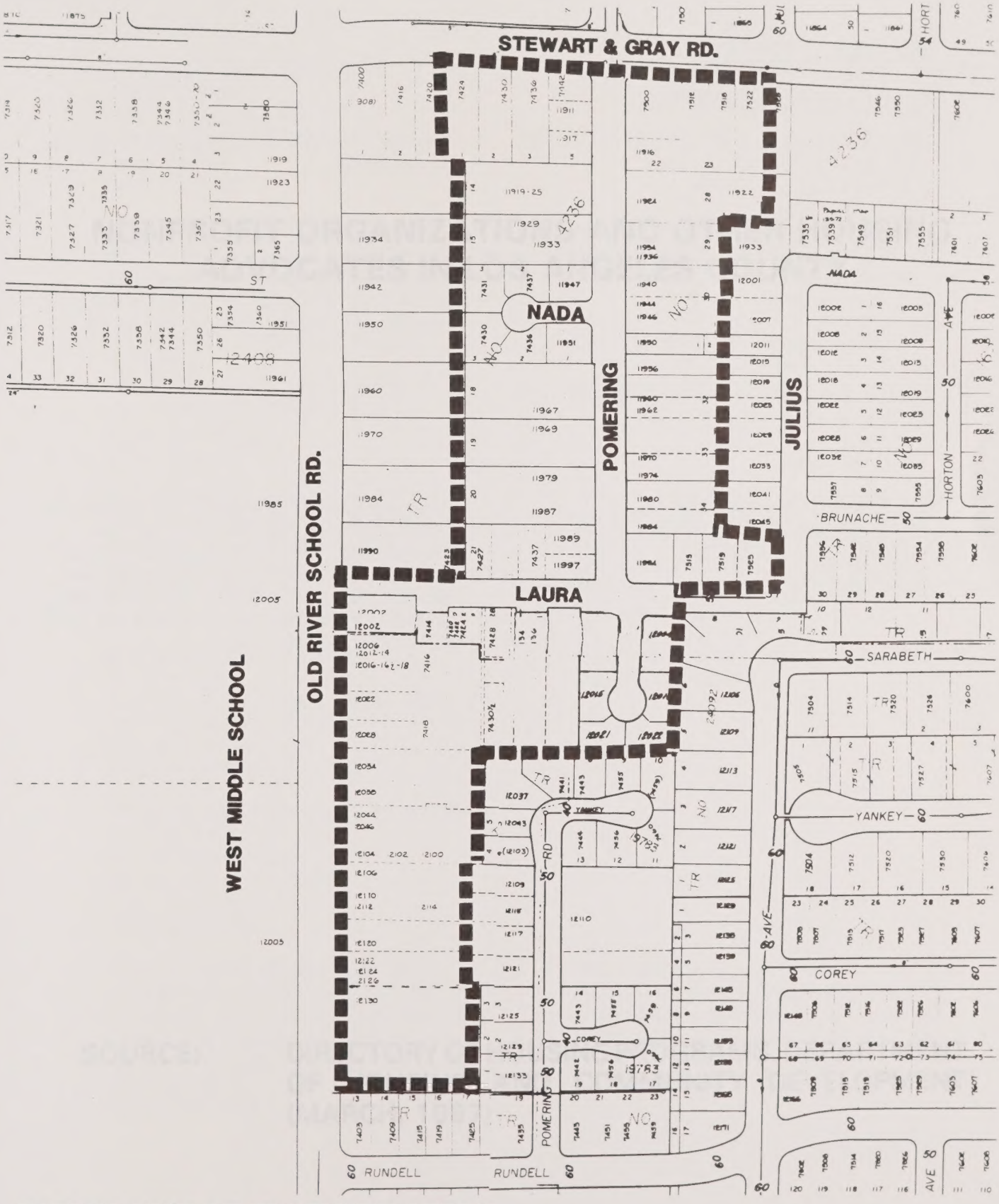
AREA #22

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY



SECOND UNIT DEVELOPMENT AREAS

AREA #23

DOWNEY GENERAL PLAN

HOUSING CHAPTER

Vision 2010

SOURCE: CITY OF DOWNEY

NONPROFIT ORGANIZATIONS AND OTHER HOUSING ADVOCATES IN LOS ANGELES COUNTY

SOURCE: DIRECTORY OF HOUSING PROGRAMS, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (MARCH, 1987)

LOS ANGELES COUNTY

Housing/Rehab/Development

CALIFORNIA LEAGUE OF SENIOR CITIZENS
1800 South Vermont Avenue
Los Angeles, CA 90006
(213) 731-0741

Senior citizen housing, planning and development.

EL SEGUNDO SENIOR CITIZENS HOUSING COPORATION
350 Main Street
El Segundo, CA 90245
(213) 322-4670

Established to administer City's senior housing project and to encourage affordable housing options for lower income senior citizens.

CENTER FOR NON-PROFIT MANAGEMENT
1052 West 6th Street #700
Los Angeles, CA 90017
(213) 627-8131

CORPORATE FUND FOR HOUSING
600 S. Commonwealth Avenue
Los Angeles, CA 90005
William McKenna
(213) 385-1000

Provide rental and ownership housing opportunities for modest income households, through technical assistance, financial participation and development services. Los Angeles, Orange, Ventura, San Bernardino and Riverside counties.

EL CENTRO HUMAN SERVICES CORPORATION
972 S. Goodrich Blvd.
Los Angeles, CA 90022
Jerry Smith
(213) 725-1337

Housing development. East Los Angeles

JEWISH FEDERATION COUNCIL
6505 Wilshire Blvd.
Los Angeles, CA 90048
(213) 852-1234

Sponsors new housing projects for lower income senior citizens and families.

LOS ANGELES COMMUNITY DESIGN CENTER
634 S. Spring Street, Suite PH
Los Angeles, CA 90014
Anita Landecker
(213) 629-2702

Development low/moderate-income housing and technical assistance. Southern California.

MEAD HOUSING, INC.
1644 Wilshire Blvd., Suite 202
Los Angeles, CA 90017
D.B. Nicholson
(213) 483-4594

Assist low-income families to become homeowners. New construction of single & multifamily units; purchase, relocation, and sale of homes, housing rehabilitation and consulting. Los Angeles County.

MEAD HOUSING ASSISTANCE FOUNDATION
1644 Wilshire Blvd., Suite 202
Los Angeles, CA 90017
D.B. Nicholson
(213) 483-4594

Charitable trust used to underwrite Mead Housing, Inc.

MINORITY CONTRACTORS ASSOCIATION OF LOS ANGELES
3707 W. Jefferson
Los Angeles, CA 90016
John Thompson
(213) 737-7952

PACIFIC ASIAN CONSORTIUM IN EMPLOYMENT (PACE) HOUSING AND COMMUNITY DEVELOPMENT CORPORATION
1851 S. Westmoreland Avenue
Los Angeles, CA 90006
Glen Sanada
(213) 748-8431

Development of housing for low and moderate-income Asian and Pacific Islander households. City of Los Angeles.

PICO-UNION NEIGHBORHOOD COUNCIL, INC.
1625 So Toberman
Los Angeles, CA 90015
(213) 744-8281

PROGRESSIVE HOUSING ASSOCIATION
451 S. Harvard Blvd., Suite 127
Los Angeles, CA 90020
(213) 788-1039

RETIREMENT HOUSING FOUNDATION (Nationwide)
255 South Hill Street, Suite 407
Los Angeles, CA 90012
(213) 617-7002

Funding for senior housing.

ROUTE 2 COMMUNITY HOUSING CORP.
852 No. Virgil Avenue
Los Angeles, CA 90029
Miguel Caamal
(213) 663-8111

Rehab. multifamily rental units for lower income limited equity co-ops, housing counseling, technical assistance. Route 2 Corridor.

SINGLE ROOM OCCUPANCY (SRO) HOUSING CORPORATION
311 S. Spring Street, #110
Los Angeles, CA 90013
Andy Raubeson
(213) 488-9695

Acquire, renovate, and manage single room occupancy (SRO) hotels. City of Los Angeles.

SKID ROW COMMUNITY DEVELOPMENT CORP.
540 So. San Pedro Street, Suite 200
Los Angeles, CA 90003
Kristin Tuite
(213) 623-7130

Development of housing alternatives for Skid Row residents, homeless shelter, transition house, move on housing. Skid Row.

SO. LOS ANGELES COMMUNITY DEVELOPMENT CORP.
4625 Crenshaw Blvd.
Los Angeles, CA 90043
Tony Nicholas
(213) 295-3181

UNITED COMMUNITY AND HOUSING DEVELOPMENT CORPORATION
128 S. La Brea Avenue
Los Angeles, CA 90036
Stanley Treitel
(213) 936-8143

Provide low and moderate income housing to families and senior citizens through interest writedowns, and use of syndication. Los Angeles County.

VERMONT/SLAUSON HOUSING
REHABILITATION PROGRAM
5918 S. Vermont Avenue
Los Angeles, CA 90044
(213) 753-2335

Rehab. multifamily units for sale to lower-income households at below market cost.

WATTS LABOR COMMUNITY ACTION
COMMITTEE
10950 So. Central Avenue
Los Angeles, CA 90059
Louise Manuel
(213) 564-5901, Ext. 240

Housing development programs including rentals and 20-year lease purchase contracts for homeownership. Central and South Central Los Angeles.

GREATER POMONA HOUSING
DEVELOPMENT CORPORATION
755 North Palomares Avenue
Pomona, CA 91767
John Labarrere
(714) 623-3852

Providers of low cost housing for the elderly and physically handicapped. Pomona and Claremont.

COMMUNITY CORPORATION OF
SANTA MONICA
2219 Main Street, Suite D
Santa Monica, CA 90045
Neal Richman
(213) 392-3083

Purchase and rehabilitation of housing for lower-income families, housing packager, developer or owner of non-profit rental housing. Citywide.

PEOPLE'S HOUSING
1424 Old Topanga Canyon Road
Topanga, CA 90290
(213) 455-1348

Provision of new housing and housing rehab for lower-income renter households.

WESTSIDE COMMUNITY FOR
INDEPENDENT LIVING
South Bay Office
1516 Cravens Avenue
Torrance, CA 90501
(213) 320-8920

SAN FERNANDO VALLEY COMMUNITY
MENTAL HEALTH CENTERS, INC.
6740 Kester Avenue
Van Nuys, CA 91405
Ms. Shirl Buss
(818) 988-8050

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